

Lake Heather Oaks HOA Agenda

02/23/2022 Northdale Community Center

- 1) Call to order 7:00 PM **Welcome new members
Members Present: Sarah Riordan, Kevin Wilkins, Charlene Ponce, Don Jensen, Sherrie Elgar, Mardee Powers
**Quorum established
Members Absent: Dallas Evans, Leigh Dawson, Justin Ramedia
- 2) Approval of previous meeting minutes for both General meeting and the Board Meeting afterwards
- typo changes made; 1st Charlene , 2nd Sherrie , All in Favor
- 3) Approval of financial report - (See detailed report) 1st Sherrie , 2nd Charlene , All in Favor
- 4) Committee Reports
 - a) **Treasurer's Report**- Kevin - 166 Homeowners have paid dues and 50 have not; Kevin will send reminder letters around first of March; Kevin added #4 on first page to include Spending Proposals. These ideas come from previous meetings and will allow us to keep focused on what has been discussed. He plans to continue this in the future and adjust as needed.
 - b) **Social Report**- Leigh (through notes)
 - Happy Hour Under the Oaks - 4 people attended in February; March will be canceled because it falls on St. Patrick's Day. We will resume in April and hopefully more people can attend because it will be light later as well.
 - Easter Egg Hunt Tradition - will be on Saturday, April 9th at 10:00 AM, Easter Bunny will be at the front of the park waving and picture opportunities. Justin R. are you willing to be Mr. Bunny? Leigh will need help to fill Easter Eggs prior to and also the day off. We will look into having the Bubble Truck and a craft for the kids to do. There will be cookies, juice boxes, and water for kids. Mimosas if budget allows.
 - c) **Park Report**- (Leigh's Notes) Justin not present to add anything at this time.
 - There has been a record number of birthday parties at the park and people have good feedback. Lock on gate is very difficult to open. Kevin has "oiled it". Mardee will go and mark the correct lock so it is easier to identify. If it continues to have problems then it will be replaced. We are not sure if the other locks on there belong to TECO and if County comes in to try to do work they will simply cut the chain.
 - The bathroom has been cleaned. **Yea!** Leigh is very appreciative of this, however, we did not know who the Kind person is. Does anyone know?
 - d) **Newsletter Report**- Don
 - content to Don by March 25th, Printed at Staples by April 1st and then people to deliver no later than Monday, April 4th
 - e) **ACC Report**- Sherrie, Mardee, Don, Charlene
 - New email has been established - lakeheatheroaksACC@gmail.com
 - Will meet as a group and make a plan that is consistent
 - Letter and email sent first, certified letter second

- f) **Welcoming Report-** Mardee and Sherrie
 - We will catch up with the homes from 2021 and then add the 3 new sales since the beginning of January
 - Welcome Letter is being revised and a \$25 gift certificate will be given
- g) **Park Security and Maintenance-** Justin R
 - Kevin is waiting on the camera information so he can move forward with the report on the trespassers.
 - Justin was supposed to be here this evening to explain the process for camera and get us all on. Justin needs to meet with officers so he can show the access and get other people online so we have a back up plan when info is needed.
 - Kevin has been working with Justin C to clean and adjust cameras and move two towards the bathroom and covered area so we have a better view.
- h) **Facebook/Social Media-** Sarah; Anything you want to post on FB, just email or text her
- i) **Entrances/General Landscaping-** Dallas
 - Sherrie will begin researching the ideas and costs for vendors; We need to talk with Mike about this.

5) **Additional Major Points of Discussion**

- a) LHO Shared Google Drive and New ACC Email; Captures real time changes and edits. All BOard members will have access but due to confidential info housed here, this information or access codes should not be shared with anyone outside of the Board. Sarah will send out another invite for access tomorrow and we will begin using this consistently by all Board members. If you need additional assistance you can contact Sarah or Mardee to help.
- b) ACC concerns from Don - Lakestone area in general have some needs to address; trailer is still there at 3143 Lakestone and homeowners want action taken ASAP; he had pictures of some other things like people parking on the grass and other homes having RVs out front, maybe not as long but for at least 4 days at this point; ACC will discuss actions to be taken immediately
- c) Amending Deed Restrictions - we need a special session for just; Kevin made a motion that the Board will start the process of amending the deed restrictions to identify a list of the most important modifications, including but not limited to, short term rentals, other issues of importance, and fining authority. We need to review all of the current actions that are lowering the standards of our community or affecting safety. 1st - Kevin, 2nd - Don; All in Favor
 - March 23rd - meet early from 6:30-7:00 to start the process of revising the Deed Restrictions. And then the Board Meeting will begin at 7:00 as usual. All Board members please review the Deed Restrictions and be aware. If you have an interest in participating in the sub committee then come at 6:30 PM
- d) CAI Subscription for the Year; Kevin, Sarah, and Charlene will be listed to get the information.
- e) Due to a lack of information from County in regards to the street signs, we did not discuss any information about next steps. We will put this on next month's agenda if we do get clarification.

6) Adjournment 8:37 PM

In summary, ACTIONS Needed:

1. Date needs to be set for Justin R to let officers know the status of camera documentation. All officers will meet with Justin to get answers about the cameras and get more than one person attached to the ability to view when needed.
2. Sherrie will reach out to Blade Runner to make sure they don't mulch yet because of the new landscaping of the front.
3. ACC Letter to 3143 Lakestone about the RV, removed within 5 days immediately, been there since at least November
4. Letter also to pop up trailer in backyard of Windsum Way that is visible from street and from neighboring houses
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6. We need to be looking around for Home of the Quarter nominations, we will make a decision at the next meeting so it can go in the newsletter.