

Lake Heather Oaks HOA Meeting Minutes

10/26/2022 Northdale Community Center

*September 2022 Meeting canceled due to Hurricane Ian

- 1) Call to order - 7:02 PM. Meeting was properly noticed more than 48 hours in advance at entrances and on LHO Facebook page.

Members Present: Sarah Riordan, Kevin Wilkins, Mardee Powers, Charlene Ponce, Leigh Dawson, Justin Ramedia, Sherrie Elgar, Vince Cesario

Members Absent: Don Jensen

Homeowners Present: Kathy Tremmel (2802 Palamore Dr.), Susie Heinrich (2817 Palamore Drive)

- 2) Attendee introductions - Here to listen to what is going on, do not wish to address the Board about any agenda items
- 3) Open floor for attendees to discuss agenda items - None at this time
- 4) Approval of previous meeting minutes (July and August) Change made in August motions; Vince made a motion, Leigh 2nd, all approve
- 5) Review and approval of the financial report (August and October) Kevin shared summary, October Budget report - \$86, 714.72 Total on hand; next month (November) we need to pass a budget and he will get a draft out to everyone, we have to set dues and notify homeowners 30 days prior to the Annual Meeting at the end of January, spreadsheet shows a separation now of the Reserve History, there is also a separate listing of what each social event costs, Leigh is staying under budget for all events at this time. Motion made to approve Treasurer Reports for August and October by Sarah and 2nd by Sherrie; approved unanimously
- 6) Committee Reports
 - a) Social- Leigh
 - i) The Fall Festival was a great success! final receipt copies given to Kevin; about 200 people who attended; wristbands given out just to get a number and they ran out, she had 175; Money machine was a hit, wristbands also used to manage popcorn and ice cream, (X and O) Caterer was Tampa Catering; Dodge Ball was a huge success, and face painting also a plus
 - ii) Planning for Santa event - Saturday December 17th, surveyed a few moms and they felt Saturday was best, no movie with a photo Opp for Santa; still considering the movie "ELF"; need to get lighting for this event; Leigh will continue to try to secure a "Santa" for the photo ops at the park, a final date will be sent out once she finds out more about Santa
 - iii) Leigh has recruited two people to do social events - Courtney Wamsley and Chelsea Thomas
 - b) Newsletter-
 - i) Home of the Quarter nominations/vote - 16911 Rolling Rock, 16902 Tacopa Court, 16805 Bellwood Manor, 3102 Lakestone Drive, 16603 Vallely; Mardee made a motion to

- do an email vote so everyone has a chance to go and look, Email vote will go out on Saturday, October 29th
- ii) Content, deadlines, and distribution date for next newsletter - get it out before Thanksgiving; needs info to Justin by November 4th, draft by November 11th, deliver by Wednesday Nov. 23
- iii) Content -Santa in the Park, House decorating, House of the quarter, Annual Meeting in January, approved guidelines for Paint Pallet and also the Meeting guidelines
- c) ARC- Sherrie, Mardee, Charlene
 - i) Pending requests - all Requests have been approved at this time, Paint pallet has been working nicely with homeowners who are requesting,they appreciate the communication and guidance
 - ii) Violations or concerns - we need a walk through Nov. 6th in 10:00 AM, Sarah or anyone else on Board willing to assist, Mardee will create spreadsheet
- d) Welcoming- Mardee - no homes sold in the last three months
- e) Park Security and Maintenance- Justin
 - i) There is a new volleyball net, better quality so it should last longer (Last one lasted about a year) - Leigh purchased
 - ii) Fire in the park; Justin found the cameras were not working at the time due to lapsed subscription, it has since been renewed and everything is working.
 - iii) Discussed the fire in the base of the tree, homeowners did notice and it was discussed with Justin; In the future we need to encourage anyone who sees something dangerous, then they need to call 911, not a Board Member.
- f) Facebook/Social Media/Website- Sarah
 - i) No updates
 - ii) Need to look at a new website/webmaster so it can be easier to update things for meetings and information
- g) Entrances/General Landscaping- Sherrie
 - i) Kevin got the lights fixed at the entrances - Thank you
 - ii) Discuss irrigation quotes and decide next steps - proposals are in Drive - Aqua Pro (right now \$8,075), Brothers (\$6,200 but could be more) and Chris Swanbom (no more than \$8,000), discussion about pros and cons; Justin made a motion to accept Chris Swanbom, Swan Sprinkler Systems, not to exceed \$8,000 for both entrances, 2nd Leigh, all approved unanimously; Sherrie will follow up with him to find out when he will start the work
 - iii) Discussed dead tree removal at Vallely, Vince called his guy and they were backed up. People will look into any contacts and then communicated back out, needs to be licensed; Sherrie is willing to meet someone for a quote if we get that far
- 7) Paint palette guidelines - motion is in writing by Mardee, 2nd Charlene, question about the number of days written in the motion changing 30 days to match our current Deed Restrictions of 10, change will be made and then all approved unanimously
- 8) LHO board meeting protocol guidelines - everyone please read and redline it, phrase it in there about following or not the Roberts' Rules, Sarah tabled this until next meeting for a vote once everyone has had time to review
- 9) Hillsborough County Mini Grant - Sarah discussed the Grants
 - a) call for proposal right now, one idea about a message board at both entrances (Neighborhood Identification), bike racks at the bus stops (Safety), fitness trail that may connect the two

neighborhoods around the back (would fall in the Health and Fitness category), fountain in the lake, bench swings (Health and Wellness Engagement)

- b) Sarah is willing to put the proposal together;
- c) Motion made to include in priority order of 1. Large Message Board at the entry of the park, 2. bike racks, and 3. 2 bench swings - 1st Leigh 2nd Vince , Approved unanimously,

10) Open discussion -

- a) Don Jensen sent board members a letter of resignation, we need to fill the Board position, Sarah will remove from the Google Drive, the website
- b) Homeowners around the retention ponds are treating it, should we as a LHOHA work on the main lake?
- c) We need to investigate replacing the bollards around the park (Maintenance)
- d) Charlene - County did repaint the speed bumps but it is not even noticeable, we need to redo the SLOW, Children at play signs, they are ours, not the County's ; They also did not finish signs throughout the whole neighborhood like they stated
- e) Motion lights are installed now in park

11) Adjournment Sarah made a motion to adjourn at 8:47 PM, Charlene 2nd, all approved