

Lake Heather Oaks HOA Meeting Minutes  
11/16/2022 Northdale Community Center

- 1) Call to order at 7:00 PM Sarah
  - Members Present:** Sarah Riordan, Kevin Wilkins, Mardee Powers,, Sherrie Elgar, Vince Cesario
  - Members Absent:** Charlene Ponce, Leigh Dawson, Justin Ramedia
  - Homeowners Present: Maurna Williams (3145 Lakestone), Jordan Paladino (3103 Lakestone)**
- 2) Sarah established quorum
- 3) Open floor for attendees to discuss agenda items - none at this time, came to hear what is going on in neighborhood
- 4) Approval of previous meeting minutes - Change wording to Annual Meeting; Motion to accept 1st Vince, 2nd -Sherrie, all approved
- 5) Review and approval of the financial report - see report; One home still working on paying 2022 Dues, they are in communication and attempting to pay what they can. As long as this continues, we will continue to work with them. Kevin also reminded them that 2023 Dues will be due on February 15, 2023; Discussed the need to go to Reserve funds to be able to pay the irrigation bill from this year's funds (Paragraph 6), Motion to approve Treasurer's Report - 1st Mardee 2nd - Sherrie; all in favor  
Vince motioned to use Reserve Fund to pay for the Maintenance Irrigation Repairs currently not to exceed \$8,000.; 2nd - Sherrie; All in Favor
- 6) Committee Reports
  - a) Social- Leigh
    - i) Santa Event - Saturday December 17th; 4:00 start on Vallely go through and then move on to Lakestone at 4:30; then to park for craft, cookies, Real Santa will show up at 5:00 for Photos; needs 4 volunteers , Vince will find solution for lights
    - ii) Decorating entrances on Sunday, November 27th at 4:00 (Sarah, Mardee, Sherrie, Leigh)
  - b) Newsletter- Justin; Congrats Dad so Sarah did the draft
    - i) Newsletter will be distributed 11/23/22
    - ii) Neighborhood Yard Sale - January 21st
  - c) ARC- Sherrie, Mardee, and Charlene
    - i) Pending requests - one replacing a fence to cover garbage cans, will be approved but has not officially
    - ii) Violations or concerns - we will address this through our walk through
    - iii) Update on walk around - 90 homes done, 120 left to do; we need to make a plan to finish and then we will have a discussion of results as a Board
  - d) Welcoming- Mardee - none at this time
  - e) Park Security and Maintenance- Justin
    - i) No updates
    - ii) Signs have come in for the front of the park - Sarah will get them changed
  - f) Facebook/Social Media/Website- Sarah
    - i) No updates
    - ii) Sarah has been in touch with Website master to get regular process for posting agendas and minutes

- g) Entrances/General Landscaping- Sherrie
  - i) Update on irrigation repair project - Chris finally did respond and he will start the first week of December
  - ii) Update on dead tree removal project at Vallely entrance- Vince will get someone from County to come out to verify it is dead and see if they will be taking care of it
  
- 7) Review and pass budget for 2023 - Budget Option #3 for increasing dues by 5%, but decreasing the budget line for Reserve to \$2500 and increasing Common Grounds to \$6,200. Letting homeowners know rationale for the increase in the letter about Annual Meeting  
Kevin made motion to approve Budget Option #3, 2nd - Vince; all in favor
- 8) Hillsborough County Mini Grant submission - has been submitted and awaiting the final approval or not
- 9) LHO board meeting protocol guidelines - table until Charlene is in attendance
- 10) Replacement of street signs (SLOW-Children/Pets at play) - Charlene is working on it and will have this in December
  
- 11) Open discussion
  
- 12) Adjournment - Sarah made motion at 8:21PM, 2nd Mardee; all approved