

**Lake Heather Oaks**  
**Board Meeting Minutes**  
**August 24,2016**

**Called to Order 7:01PM**

**In Attendance:** Tom Hornung, Roberta Walls, Nancy Schmiedecke, Dennis Davis, Kevin Wilkins, Susan Bartolotti, Cornel Moses

No Residents

Motion by Tom to accept June meeting minutes (no meeting in July). Roberta was second.

**Treasurers Report:** Kevin recommends we take all money out of reserve contribution to cover costs of overspending of common areas. We will transfer Becker funds from Legal to common areas. See paragraph 4.a) from Treasurers report.

4.a)Under Common Areas, Miller & Sons LLC was paid \$4,900.00 to remove dead trees & trim throughout the Park and \$3,200.00 to clear a section of the park woods by Zambito Lake. Common Areas was budgeted at \$12,000.00 for 2016, but is now over budget by \$3,828.41. Two sources to make up this deficit are i)the Becker & Poliakoff settlement of \$4,952.78 (which was credited to the Legal account) and ii)Addition to reserve budgeted at \$9,775.00, but not yet transferred to the reserve account. Note that overall, we are under budget for the year.

All in favor.

Kevin and Nancy met with new attorney, Taylor & Carls, P.A, Attorneys and Counselors at Law. Will try this firm. Not locked in. Hourly rate. Discussed attorney recommendation for a fining system. After a short discussion it was decided all board members should review Taylor & Carls letter as a sample pay structure and we will discuss at next meeting.

Reviewed letter from Terra Law Firm to Lombardi. Letter attached to Treasurers Report.

We have two quotes to clean up front of Johnson house (formerly Johnson house) on Vallely. \$100 from Bladerunner for lawn mowing and edging only. One time. And \$600 from Frankie for first time, then \$30 per month. Dennis proposed we hire Bladerunner for \$100.00 for one time. We will try and recoup cost by billing bank once it takes over ownership of property. Kevin seconded. All in favor. Nancy texted Mike from Bladerunner to proceed next week.

Motion to accept Treasurers Report as written by Cornel. Second by Dennis. Done.

**Landscaping:** Reviewed wall graffiti which has already been cleaned. Thank you Tom. And discussed "MIKE" written in grass on side of Lakestone entrance.

**Park:** No upcoming reservations.

Discussed securing a picnic table under tree canopy in woods. Someone pulled it out from area to field area. Tom and others feel it needs to be secured. Tom will look into chain/concrete/other.

Urinal does not work. Plumber says it would be \$600. To fix it. Tom will get additional estimates to fix it.

Resident has requested garbage can at entrance to park. Tom to get estimate for that one and an additional one under the canopy in the woods.

**Social:** Octorberfest/Fallfest will be October 15<sup>th</sup>, 2PM-6PM. Possible karaoke and animal attraction. Maybe bounce house or other to entertain children.

Christmas in the park is December 10<sup>th</sup>. Trying to find horses and carriage.

**ACC:** No requests. Survey done. 82 letters went out mainly about mold and mailboxes.

Newsletter: Articals are due September 17<sup>th</sup>. Newsletter to go out approx. September 25.

**Meeting adjourned 8:42PM**