

## Lake Heather Oaks HOA Agenda

4/26/23 Northdale Recreation Center

Welcome to the Lake Heather Oaks Board of Directors meeting. This is a public meeting, and your input is an important part of the decision-making process. Time is set aside at the beginning of the agenda to provide homeowners an opportunity to address the Board. Speakers will be granted three (3) minutes to discuss any item on the agenda. When addressing the Board, please state your name and address. Speakers are asked to be civil and courteous with their language and refrain from personal attacks and/or threats.

1. Call to Order at 7:05 p.m. by Vice President Vince Cesario.
2. Roll Call/Attendance - Secretary
  - i. In Attendance: Vince Cesario, Kevin Wilkins, Leigh Dawson, Maurna Williams, Sarah Riordan (phone)
  - ii. Absent: Sherrie Elgar, Mardee Powers, Justin Ramedia, Charlene Ponce
  - iii. Homeowners in Attendance: Seth Addition (Vallely Drive), Amanda Landy (Plum Rose Court), Chelsea Thomas (Vallely Drive), Art Duarte (Vallely Drive)
3. Public Comment on agenda items: none

### **Action Items**

4. Approval of draft summary minutes from prior meeting: Motion made by Maurna Williams to accept the minutes, Leigh Dawson, second: Minutes Accepted.
5. Approval of Financial Report: Kevin Wilkens reports. Leigh Dawson moved to accept the report. Vince Cesario second: Report Accepted.
  - i. Dues: two homes remain unpaid, one underpaid.
  - ii. General Liability Insurance premiums paid in April increased approximately \$1500 over last year. Our insurance agent assured Kevin it was a standard increase across the industry and not related to any statistics affecting our neighborhood.
  - iii. Of the more than \$71,000 in our reserve account, \$50,000 is available for consideration to seek a more favorable interest rate. Kevin explored the rates for 7 month CDs. He will reach out to Bank of America for advice on additional options and bring those ideas to the next meeting.

### **Discussion Items**

6. Update on Hillsborough County Mini-Grant (Sarah)

- i. The bike rack and message board have been ordered by the county and once received, Sarah Riordan will schedule an installation day. The entire project must be completed by July 28, 2023.
- 7. Update on Irrigation and Landscaping Project (Sarah on behalf of Sherrie)
  - i. Landscape installations will begin April 27, 2023 and Swann Irrigation will complete their project by May 1, 2023.
- 8. Park maintenance (Vince)
  - i. The fishing dock has begun to warp in the center and Vince is meeting with vendors to collect quotes for a repair.
  - ii. The monkey bars are deteriorating and Vince will be collecting quotes to repair or replace them. In the interim, Kevin will find a temporary solution to caution users about the condition of the bars.
- 9. Social Committee (Leigh)
  - i. The egg hunt was a successful event with more than 150 attending.
  - ii. Bubbles at Barnes drew more than 20 attendees. Leigh encouraged her committee members to submit their receipts for reimbursement. Upcoming dates are May 20 and June 17.
  - iii. The Social Committee will select an August date for the Back to School Bash which will likely be in the second half of the month and tentatively a weekend morning
  - iv. The Fall Festival is tentatively set for the second or third weekend in October.
  - v. Additional event proposals include a Chili Cook-off and Community Pot Luck.
- 10. Public Discussion
  - i. Seth Additon, Vallely Drive, described ongoing trespassing and vandalism committed by a small group of non-residents. He was referred to Deputy Robbins and provided the deputy's contact information. Deputy Robbins has previously assured the board that he would make contact with residents and the subjects of their concerns. Seth committed to following back up with the HOA on the response he received from Deputy Robbins.
  - ii. Art Duarte, Vallely Drive, expressed concerns about commercial vehicles parked at homes. Sarah Riordan encouraged him to report deed restriction violations using the HOA gmail email address. He shared that many sidewalks are in poor condition. Sarah explained that the county has been notified of the sidewalk

issues and we are on a list for repair but are not high priority.

- iii. All of the residents attending have noted an increase in odd activity at the park both during the day and night. They were encouraged to contact Deputy Robbins whenever suspicious activity is noticed and Sarah committed to inviting Deputy Robbins to an upcoming HOA meeting so we can discuss options for park safety and security.

11. Adjournment at 8:35 p.m. by Vice President Vince Cesario.