

Lake Heather Oaks HOA Meeting Minutes

9/27/23 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 - President 7:00 PM
2. Roll Call/Attendance - Secretary; Quorum Met

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

Absent: Charlene Ponce

Homeowners Present: Courtney Cardisco (Windsum Way), Dallas Evans (Ormandy Drive)

3. Public Comment on agenda items - none at this time

4. Action Items

Approval of draft summary minutes from prior meeting - Vince made a motion to accept; Leigh 2nd, All in favor, No one opposed

Approval of Financial Report - See report presented By Kevin; He is making a proposal to pay from the Reserve Account

Kevin is making the Motion to move money from the reserve account to cover the cost of dock repair, Vallely tree Removal, State of Playground equipment, phase one replacement for a total of \$14, 414.54. These do meet the criteria to use the Reserve Account. Sarah seconds the motion, all in favor, no one opposed

Kevin motion to approve the Treasurer's Report, Justin 2nd, all in favor, no-one opposed

5. Discussion Items

Playground update - Courtney Cardisco - Sanddigger is here and we have a pre install meeting, potential installation date is the third week of November. Yea!

Fall Festival- Leigh October 14th, everything is all set; Committee needs to help out

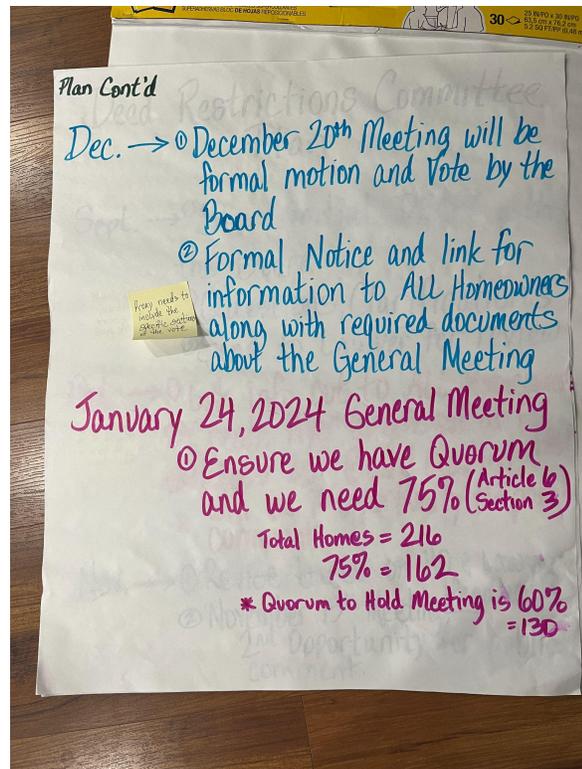
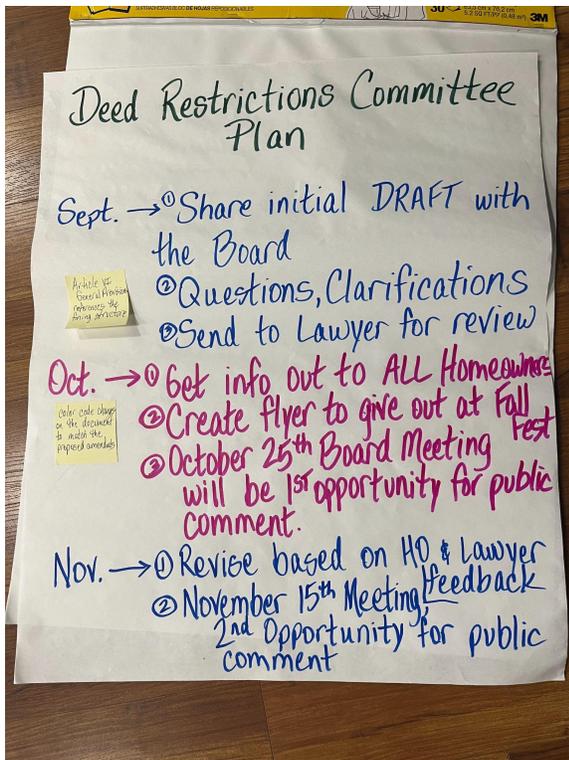
Summary of ARC Walkthrough- Mardee

September Walk Thru Data					
Street Name	Below Expectations	Exceeds Expectations	Meeting Expectations	Grand Total	% of M and E
Bellwood Manor	24%	24%	53%	100%	76%
Cedar Bluff Drive	45%	36%	18%	100%	55%
Corrie Way	33%	50%	17%	100%	67%
Cranwood Place		17%	83%	100%	100%
Lakestone Drive	20%	23%	58%	100%	80%
Ormandy Court	6%	13%	81%	100%	94%
Palamore Drive	10%	33%	57%	100%	90%
Plum Rose Court		20%	80%	100%	100%
Rolling Rock Drive	26%	9%	65%	100%	74%
Tacopa Court	17%	33%	50%	100%	83%
Valley Drive	2%	30%	67%	100%	98%
Windsom Way	20%	40%	40%	100%	80%
Grand Total	15.96%	24.41%	59.62%	100.00%	84.04%

We need to work on Cedar Bluff Drive; many homes well below expectations and not showing they are willing to make the necessary improvements. Letters and calls will be sent again.

Preview of Deed Restriction changes- Mardee, Sarah, Sherrie

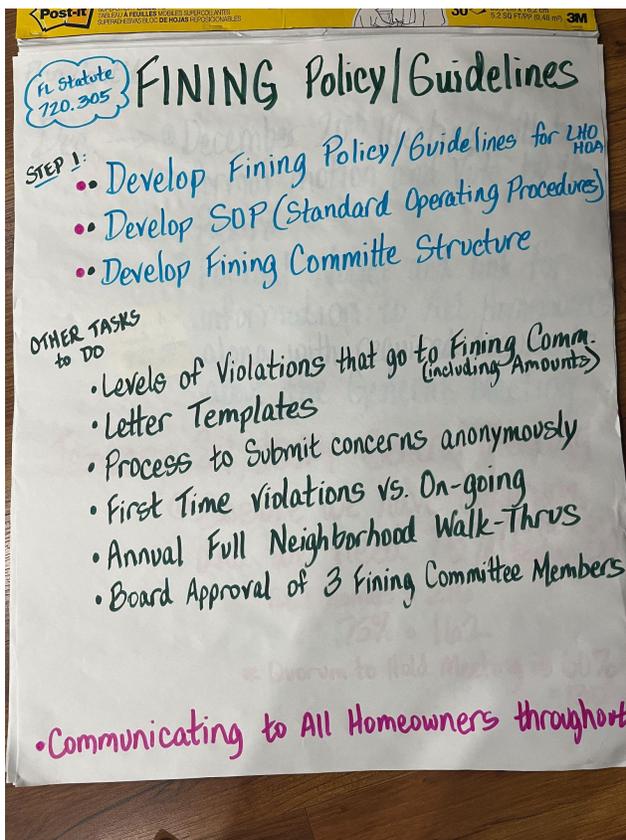
Sarah discussed the Plan for the Committee Work -



Because we are getting the Attorney to work with us on the Deed Restrictions, there will be expenses from our budget on his fee. After this meeting, we will send the proposed changes to the Attorney and get his feedback.

Communication plan and timeline to accomplish goals leading up to the Annual Meeting- Sarah

Also discussed the plan for Procedures and implementation of Fining Committee Structure based on Florida Statute.



6. Open position on the Board of Directors- Sarah

Courtney and Dallas both said they would be interested. Courtney has been at the last several meetings and an active role on the Playground Committee. Dallas said he came so there would be a replacement but if Courtney was interested he took his name out.

Justin made a motion to have Courtney join the Board in the missing position to finish out Maurna's election. She has two more years. Vince 2nd, All in Favor, no one opposed

7. Other Business - None at this time

8. Adjournment – President 8:35 2nd - Justin, All in Favor,