

Lake Heather Oaks HOA Meeting Minutes

11/15/23 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

2. Roll Call/Attendance - Secretary

Present: Sarah, Vince, Kevin, Charlene, Mardee, Leigh, Courtney, Sherrie

Absent: Justin Ramedia

Homeowners Present: Bob and Lisa Kamps(Rolling Rock), Xenia Robertson (Ormandy), Alex Landy (Plum Rose), Ali Sobh (Tacopa Court), Yun Toe Chang (Valleley), Dennis Davis (Rolling Rock), ? (Windsum Way) , Calli Grace (Rolling Rock)

3. Public Comment on agenda items -

Lisa and Bob Kamps - Concern for the Air BnB short term rentals (Amendment 3) - need boundaries

Ali Sobh - we choose to live here and we need to come together as a Deed Restrictions Question -What establishes a "Primary Residence"?

Action Items

4. Approval of draft summary minutes from prior meeting - motion to table the approval
1st Kevin, 2nd - Courtney, all in favor

5. Approval of Financial Report - see attached; Motion made to approve monthly financial report - Mardee ; 2nd - Vince, ALL in Favor, No opposed

Discussion Items

6. 2024 Budget and 2024 Assessment- Kevin makes a motion to increase dues from \$294.00 to \$308. , Leigh 2nd ; ALL in Favor, No Opposed.

i. Source of Income - Dues, Estoppel Fees - currently \$200.; (what do other HOAs charge?) and Reserve interest is minimal

- ii. For budget planning we put potential cost for Bladerunner into consideration but we will look at other vendors for proposals; define common areas so all will know what they are voting on; maintenance easement and the property that the HOA owns is the road to the park and the park; easement from Plum Rose to the park is an area that Bladerunner does so we need to be sure we say that to any vendors, picking up after hurricane, be sure there is a full scope of the job, having a contract in writing
 - iii. motion by Mardee to accept the draft as the 2024 Budget, 2nd - Vince, All in favor and no opposed
- 7. Deed Restriction Update- Sarah - put the proposed changes in email, link on FB and on website
- 8. ACC Requests- Mardee - 58 requests since January 1, 2024,
- 9. Blade Runner- Sarah - explore other options but keep in mind all of the things Mike does for us within his contract
- 10. Playground update- Courtney - two new pieces equipment are installed, shared the flyer to be given out ; special assessment vs. donation plan; Dock does need a complete replacement, the play structure was installed in 2003, the swings are original,
 - i. Get a committee - Dennis Davis, Ali Sobh
 - ii. Courtney made a motion to buy stall mats for the concrete exposure on the playground for a cost of up to \$150, Vince 2nd, all in favor, no opposed
 - iii. Maybe put hooks on the pavilion for hanging things
- 11. Upcoming events- Leigh - Santa in the Park December 16th; 4:00 Valleley first then Lakestone at 4:30; cookies and hot cocoa for the kids, ornament craft for the kids; Santa will be there from 5-6:00
 - i. Motion to pressure wash basketball court and pavillion (nevermind, no money\$\$)
- 12. Annual Meeting- Sarah; January 24, 2024; Leigh, Kevin and Vince's terms are up.

13. Other Business - eventually need to reline the basketball court and paint the pavillion

14. Adjournment – President; 8:50 PM