

# **MINUTES for Lake Heather Oaks HOA Annual Meeting**

1/24/24 Northdale Recreation Center

Welcome to the Lake Heather Oaks Annual 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.

## **ANNUAL HOMEOWNERS MEETING**

1. Call to Order - President 7:05 PM; PowerPoint slides for all to see what is being discussed as well as pictures, details are in the presentation
2. Roll Call/Attendance; Establish Quorum - Secretary - see attached documents
  - i. Board Members Present: Sarah Riordan, Vince Cesario, Kevin Wilkins, Mardee Powers, Charlene Ponce, Justin Ramedia, Sherrie Elgar, Leigh Dawson, Courtney Cardisco
  - ii. Homeowners Present: 41 signed in
  - iii. Proxies Signed and dated: 46 Signed and turned in
  - iv. Quorum established, meeting will proceed
3. Treasurer's Report- Treasurer - see report; Kevin explained the use of Reserve, carryover was more than expected as of tonight 73 homeowners have paid; let Mardee know if you want the report emailed to you
4. LHO Year in Review Report- Vice President see attached report in Drive; Vince shared the celebrations; Also discussed the goals for 2024 - Deed Restriction Recommitment, Fining SStructure and Committee
5. Park Fundraiser- Courtney Cardisco - big goal for this year is the swing set and the play structure; questions in regards to how it will be paid for
6. Deed Restriction Amendment Project Presentation- President
  - i. Intent is to recommit to the Deed REstrictions as a community so we can continue to have pride in our community
  - ii. The process has been transparent and we have attempted to get feedback and suggestions throughout the process beginning at our September Board Meeting
  - iii. Went through each Amendment to further explain (details in the PowerPoint)
  - iv. Last day to turn in ballot is due by February 15th and each amend

7. Open the floor for Homeowner Comment:

- i. K. Isiksel (16819 Bellwood) - parking across sidewalks is a hazard and makes biking and walking difficult and dangerous; (The Board has put in County reports, they say they are 9 years backlogged. Each homeowner needs to continue to report this and eventually it will be heard; Also write your County Commissioners) Consider creek maintenance behind Bellwood and Lake Charles as it feeds into our lake and may cause flooding; getting in touch with County about fixing sidewalks
- ii. S. Heinrich (2817 Palamore) - lived here for 34 years; questions about next steps of how we will reinforce these deed restrictions and those already in place (A Fining Structure Committee will begin the process of writing guidelines that coincide with the Florida Statutes, encouraged people to get involved; These guidelines are approved by the Board and do not need to go to a vote of all homeowners, this is based on our lawyers guidance according to the Florida Statute.)
- iii. D. Jensen (3132 Lakestone) - Thanks for the turn out and thank you to Sarah and the Board for staying committed to keeping our neighborhood beautiful and safe; encouraged all to get involved
- iv. A. Sobh (16904 Tacopa) - thank you to the Board for the commitment and work, he has been at every Board meeting and sees the comets and the work involved and how input is used; also concerned about stopping misinformation so people have accurate info to be informed voters; example was a comment on Facebook, (while the comment was not erased as we would not do that, there was a response made by Sarah to correct)
- v. Y. Chang (16704 Vallely Dr) - Parents parking at entrances for bus stops, making it difficult and dangerous for cars to pass; questions about security at the Park as we are doing all of these improvements and encouraging people to use it; how do we secure non-residents from using our park? (All homeowners need to use the number for the Community Resource Officer and for non-emergency reports)
- vi. D. Davis (16716 Rolling Rock) - What happens if the amendment does not pass? (The original wording in our document remains, it does not get erased. Our purpose for doing this was to update language and clarity to existing deed restrictions. We are still recommitting at this time to our documents and consistency for follow up starts new.)
- vii. L. Grizzaffi (16911 Cedar Bluff) - encouraged all to be aware of Fining Structure and what that means to each homeowner, also discussed opposition to amendment 11 for Commercial vehicles definition and that it will be enforced
- viii. Z. Robertsen (2811 Ormandy) - thank you to the Board for their commitment to this work; would like us to add language about signs not having profanity; discussed Amendment 3, Leasing of Lotts; emphasized how this one is important

because we want to be sure we know who is leasing and if VRBO, there are many different people all the time who we are unaware of

- ix. W. Daines (2815 Ormandy) - wanted clarity for definition of signs, amendment says one sign, is it one sign per candidate? ([we will have to address these specifics in guidelines](#))

#### 8. Architectural Review Committee - Chairperson

- x. March 10, 2024 - Full Neighborhood walkthrough, please email lakeheatheroaksacc@gmail if you would like to participate
  - xi. If you would like to anonymously report a Homeowner Violation, please use this link or QR Code:  
<https://docs.google.com/forms/d/1JXbv9mgvPXfdIUA-Gt3mcQy2ww4LKrbd2jV0zS7fthg/edit#responses>
8. Vote to fill board member vacancies - Kevin Wilkins and Vince Cesario had already shown their interest and was on ballot; Jessica Perez, Dennis Davis and CHelsea Thomas added their names as write-ins; Ballots handed out to all in attendance; New Board members announced by President: Kevin Wilkins, Vince Cesario and Jessica Perez
9. Gift Card Raffle - Susie Heinrich and David Campbell won the Restaurant gift cards
10. Those in attendance took their Deed Restriction AMendment ballots, 14 returned that evening.
11. Adjournment - 8:34 PM