

Minutes for Board Meeting Lake Heather Oaks HOA

2/28/24 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 at 7:01pm
2. Roll Call/Attendance - Secretary

Board Members Present: Mardee Powers, Sarah Riordan, Charlene Ponce, Sherrie Elgar, Kevin Wilkins, Vince Cesario, Justin Ramedia, Courtney Cardisco, Jessica Perez (7:10 arrival), All Present; Quorum complete

Homeowners in Attendance: John O'Meara (2828 Palamore Dr), Don Jensen (3132 Lakestone Dr.), Art and Luisa Duarte (Vallely), Yun Chang (16704 Vallely Dr), Ali Sobh (16904 Tacopa Ct), Dave (Vallely - Elite Pressure Washing)

3. Public Comment on agenda items
 - i. Art Duarte - Pickleball concerns of noise, issues across the country and doesn't want it.
 - ii. Don Jensen - Actions to amend deed restrictions have already helped.
 - iii. Art Duarte - Concern with commercial vehicles parking on streets and blocking sidewalks.
 - iv. Luisa Duarte - Park needs to be kept up, it should only be for our neighborhood homeowners and worried about teens hanging out at night. Lives next to the park. We need to stick together as a neighborhood and stick up for each other.

Action Items

4. Approval of draft summary minutes from prior meeting.
 - i. Motion to approve with no edits Vince. 2nd Jessica. All in favor, none opposed.
5. Approval of Financial Report

- i. 168 dues have been paid and more are forthcoming. 9 Donations to park fundraiser - \$4k. One house sold at \$690k in 2023.
1. Motion to approve Kevin, 2nd Sarah. All in favor, none opposed.

Discussion Items

6. Review Survey Results - We had a record amount returned (48). Mardee passed out survey results to all board members for us to share trends and suggestions to consider as a board. Use this feedback to prioritize our goals and spending. (See document loaded into the shared the drive)
 - i. Sarah - Community Resource Office will attend our March meeting.
 - ii. John O'Meara - Speed tables not effective. Great insight on speeding solutions.
7. LHO Deed Restriction Amendment Ballot Results and Motion- Mardee
 - i. Total - 169 Ballots Turned in (162 is 75% of total homes)
 - ii. Have 163 Yes for Amendment 1. Need 4 Yes Ballots from Lakestone regarding Amendment 1. Amendment 2-11 we are short to pass any. Amendment 5 currently has 153 Yes. Current language in FI Statutes and our by laws, we can still enforce without passing rest of the amendments.
 - iii. **Action Item:** Sarah to go back to lawyer for clarification regarding 75% of total homes or 75% of those turned in for an amendment to be passed.
 - iv. Motion by Mardee to extend the ballot collection and will confirm at next meeting. Sarah 2nd. All in favor, none opposed.
8. Summary of ARC Committee Meeting- Mardee
 - i. Enforcement committee met Aug 19th via Zoom. Great first meeting as members who were present came prepared. Communication is key. Clear terminology of Major and Minor Violations was discussed and crafted. Differences between them are safety and neglect. Authorized vs Unauthorized violations. Face to Face, then Written warning, 2nd Written warning, then fining.
 - ii. Examples used to : Neglect vs Overgrowth in yards. Sidewalk maintenance. Trailer, boats, RV's, flatbeds all discussed. (Summary loaded in Drive.)
 - iii. A Fining Committee will be established - composed of 3 non-board members will be appointed to hear the issues and make the fining decisions.

9. ARC Report on current violations and Announcement of March Walkthrough- Mardee

- i. Ongoing violations - lack of response or no response at all. One on Cedar Bluff and one on Lakestone.
- ii. Walk through March 10. Mardee will follow up with those interested in being a part of it and send out an email with details.

10. Park Fundraising Update- Courtney

- i. \$4000 collected so far. All have received a handwritten thank you note. Will keep advertising for the funds through FB, etc. Courtney discussed creating corporate sponsor levels to allow for additional funds to be donated from businesses. Also, thinking of other fundraiser events like a walk-a-thon and food truck rally.

11. Pickleball Survey Results- Charlene

- i. 127 responses. 79% want both pickleball/basketball. 81% support multisport court. Concerns: noise, outside people, how to manage usage. Suggestion: dog run.

12. Park Pressure Washing Project- Mardee

- i. Elite Pressure Washing - Dave Vallely Drive, Bid located in drive but synopsis: for park pavilion/roof - \$300, additional park suggestions dock/basketball, telephone poles, etc. total \$670, Brick at entrances \$1280, adjacent walls \$420, concrete cleaning Vallely \$405 TOTAL for whole package \$3080
- ii. Motion by Mardee to spend \$970 on pressure washing Park Pavilion and additional Park needs by Elite Pressure Washing. 2nd Vince. All in favor. None opposed.

13. Entrance Uplighting and Electric Repair Project- Mardee

- i. Front lighting M&M Electric Quote - Both entrances full re-do with wiring, GFC at Lakestone - \$1200
- ii. Motion by Mardee to accept quote and take from reserve in budget. 2nd Sarah. All in favor. None opposed.

14. Misc. Park Needs- Mardee

- i. Basketball Rims/Nets 39.99 each
- ii. Motion by Mardee to spend up to \$100 from Social Budget for rims/nets. 2nd

Sherrie. 8 yes and Courtney opposed. Motion passed.

15. Park Dock Project- Vince and Kevin

- i. Update next meeting as the contractor was out with surgery.

16. Lawn Maintenance Vendor Project- Vince and Sherrie

- i. Blade Runner went up on pricing and quoted \$2790/month. Have been satisfied with work but when asked to reduce price said that was his best pricing. Southern Florida Landscaping proposal for same quoted items \$2250/month.
- ii. **Action Item:** Sherrie will get contract language and additional commercial references from Southern Florida Landscaping.

17. Upcoming Easter Egg Hunt Event- Courtney and Jessica

- i. March 30th 10 am Egg Hunt. The Easter bunny is secured (brand new homeowner) and will have a picture taking spot at the front entrance under a tent at 9:15 am. Egg stuffing TBD at Sherrie's home. (possibly March 19 or 20)

18. Other Business

- i. Mardee has contacted the County to drop off 1-2 dumpsters at the park to have a Spring Cleaning Weekend for folks to dump items no longer wanting as a service to the community. Items to dump: no electronics, TV's, paint but can dump furniture, other things.

19. Adjournment – President 8:50pm. Justin 2nd. All in favor.