

Minutes for Board Meeting

3/27/24 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 7:00pm

2. Roll Call/Attendance - Secretary

Board Members Present: Sarah, Mardee, Charlene, Kevin, Courtney, Vince

Absent: Sherrie and Justin

Homeowners Present: Keith Kans 2812 Ormandy Ct, Scott & Niana Robinson 3145 Lake Stone, Dennis Davis 16716 Rolling Rock, Chelsea Thomas 16619 Vallely, Calli Grace 16909 Rolling Rock, Ali Sobh 16904 Tacopa Ct, Josh & Sammi Adams 16804 Bellwood Manor, Don Jensen 3132 Lakestone Drive

3. Public Comment on agenda items

i. Chelsea Thomas - Are we going to continue using Bladerunner?

ii. Ali Sobh - Rentals - 16804 Rolling Rock newly rented at a very low rent, garbage cans left out all day, parking on grass, lots of cars, inadequate dressing

1. Mardee will address the homeowner to find out more info - 1 month rented

2. QR code for violations

iii. Josh & Sammi Adams - playhouse building on property

iv. Don Jensen - Thank the board and approved roof and driveway. Grateful for Mardee and Charlene for helping with both. **Park fund donation...Hope Builder - \$5,000**

Action Items

4. Approval of draft summary minutes from prior meeting

i. Motion to approve Mardee, Second Charlene. Approved.

5. Approval of Financial Report

i. 17 have not paid dues yet. A letter went out to residents who haven't paid yet including a new deadline of April 10 to communicate the penalty if not paid or communicating with the Treasurer as to a need for assistance.

ii. Motion to approve Kevin, Second Vince. Approved

Discussion Items

6. **Special Guest-** Deputy Travis Robbins, LHO Community Resource Officer

i. **trobbins@teamhcso.com**

ii. Sarah introduced topic of speeding in the neighborhood

Deputy Robbins - Hot spots are school zones and he can request to have more enforcement but they have hours that are 6-2:30pm. Deputy Robbins will request to put the speed trailer out again to get some data from it so we can actually see how fast people are actually going. Traffic officers can be asked to target which areas and times as well.

- iii. Mardee introduced the topic of TECO easement and our park with vandalism, trespassing and safety. Reinforced wire posts installed on the other side would be helpful as was done on the Avila side. Request to Deputy Robbins to assist with TECO to get the same wire posts added to our side.

7. LHO Deed Restriction Amendment Ballot Results and Motion- Mardee

- i. 216 Ballots turned in. 33 ballots still out. 90 days to collect from Jan 24th. We do have quorum.
- ii. Amendment 1 has passed. Amendment 5 passed.
- iii. Need 162 Yes or more votes for all other amendments.
- iv. Amendment 2 (11 short). Amendment 3 (2 short). Amendment 4 (8 short). Amendment 6 NOT passing. Amendment 7 (3 short), Amendment 8 NOT passing, Amendment 9 (11 short), Amendment 10 (1 short) Amendment 11 (134 short)
- v. Extend collection to April 10th.

8. ARC Updates- Mardee

- i. Walk through - 8 people helped assessing homes
- ii. Structure at 16804 Bellwood Manor - Tree house - seen from Rolling Rock and other homes have seen it and written in with concerns: 1 more vocal and 1 just asking about it.
 - 1. Josh and Sammi - Began building themselves in December 29th, February Mardee reached out via email to ask about the building and they came today to get direction.
 - 2. Sarah and Mardee will meet 1:1 to discuss next steps.

9. Home of the Quarter Nominations and Selection- Charlene

- i. Home of the Quarter - 16919 Cedar Bluff
- ii. Rising Star - 16601 Plum Rose

10. Park Fundraising Update- Courtney

- i. Will update. Received \$5,000 donation from Don Jensen 3/27/24.
- ii. Selling Tidal Wave vouchers - have to prepay vouchers, not going to do.
- iii. 2 corporate sponsor - State Farm, Head Flags, Allegra - Printer in kind

11. Park Dock Project- Vince and Kevin

- i. Original Quote - \$30k
- ii. New quote from Doug - \$4200 - going to meet with him one more time in person to be sure of deliverables within the quote

12. Lawn Maintenance Vendor Project- Vince and Sherrie

- i. Sarah - Gave overview of the fact that Bladerunner has raised prices to \$2700/month so we got other quotes

- ii. Mardee - Update from Sherrie's quote - Southern Florida Landscaping - \$2200 /month no contract, need references from commercial
- iii. Vince - locally looked for a 3rd quote - \$3k/month with a contract

13. Upcoming Events- Courtney and Jessica

- i. Pictures with Easter Bunny - 9:15am
- ii. Arrive 8:30 to assist with set up - hide eggs
- iii. Egg Hunt with 3 areas and have more eggs

14. Other Business

- i. Lighting update - will be finished next week Monday/Tuesday
- ii. GFI is done
- iii. Basketball hoops - Motion by Mardee to spend up to \$400 for both hoops/nets. 2nd Sarah. Approved.

15. Adjournment – Motion to adjourn at 8:39pm. Second Courtney. Approved.