

Lake Heather Oaks HOA Agenda

7/24/24 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** - Sarah O’Riordan at 7:02pm
2. **Roll Call/Attendance** - Sarah, Kevin, Charlene, Sherrie, Courtney, Vince, Jessica present.
 - i. Absent: Mardee and Justin.
 - ii. Neighbors present: Ali Sobh, Chelsea Thomas, Caitlin
3. **Public Comment on agenda items** -
 - i. Ali Sobh - None
 - ii. Chelsea Thomas - issue with an older woman riding through the neighborhood (not an LHO member) and had several “aggressive” interactions with her. Courtney Wamsley has also had interactions with her. Has contacted Sheriff Robbins and has reported via 911.

Action Items

4. Approval of draft summary minutes from prior meeting - Motion to approve by Sarah. 2nd Courtney. Approved.
5. Approval of Financial Report - Kevin reported. Kevin made a motion, Sarah second, approved.
 - i. Park donations so far = \$13,000
 - ii. Ali Sobh donated an additional \$250 at this meeting.

Discussion Items

6. Update on Deed Restrictions and Guidelines- Sarah
 - i. Amendments 1, 5 (units 2 & 3) and 10 are the ones we will be amending via Sarah and Jessica signatures with Notary.
 - ii. The four guidelines that have been recently updated are good and no need to be updated anymore.
 - iii. Sarah has tweaked “older” guidelines into one document so we can review.
 - iv. Chelsea/Ali - issues with dogs not being leashed/out from a renter. Solution: they need to contact animal control when they see. Also, send an email to Sarah so she can contact the landlord.
7. Park Security Update- Justin

- i. Tabled as Justin was absent.
8. Park Fundraising Update- Courtney
- i. TAP (The Answer Man Pub) - \$300 donated from their proceeds at 7/22 LHO Fundraiser Event
 - ii. Shoe fundraiser - \$26 so far
 - iii. \$14,076 total donations thus far
9. Upcoming Events- Courtney and Jessica
- i. Back to School Bash - August 17th 11-2pm
To include: Silent Auction, Pizza, Pie your Board Member in the Face, and water slide
 - ii. Fall Fest - Oct 19th 11-2pm (Chick fil A was discussed as a catering option)
 - ii. Santa Drive By and Movie in the Park - Dec 20 pending time
 - iii. Noon Years Eve Party in the Park - Dec 31 10am-12:30pm
10. Other Business
- i. High yield account info overview by Kevin.
Motion by Kevin to put \$25,000 into a 6-month CD at 4.75% at Fifth Third Bank. Vince second. Approved.
Ali Sobh will bring a report about Goldman Sachs options for the future.
 - ii. High level overview of NEW HOA legislation. - by Kevin/Sarah
 - 1. Now have CEU's of 4 hrs for each board member annually.
 - 2. Some tweaks to how we provide financial reports to homeowners.
 - 3. Check on our SOP's for record request to make sure it aligns with new law
 - 4. Check language for boats, commercial vehicles, etc.
 - v. Sherrie - Envirotech (fertilizer and pest control services)- \$22 more each service
11. **Adjournment** – Motion to adjourn 8:27 by Sarah. Second Courtney. Adjourned.

Lake Heather Oaks

Homeowners' Association, Inc.

By: Jessica Perez, Secretary

July 26, 2024