

Lake Heather Oaks HOA Minutes

9/25/24 via [Zoom](#)

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 -
 - i. President Sarah - 7:02pm
2. Roll Call/Attendance -
 - i. Present: Mardee Powers, Vince C, Courtney, Jessica Perez, Sarah O’Riordan, Justin Ramedia, Kevin Wilkins
 - ii. Absent: Sherrie Elger, Charlene Varian
3. Public Comment on agenda items -
 - i. Homeowner Present: Susan Shonbrun, 3129 Lakestone Drive - just showing support via Zoom as it's easier to attend.

Action Items

4. Approval of draft summary minutes from prior meeting (July) -
 - i. All in favor and approved.
5. Approval of Financial Report -
 - i. Treasurer’s report will be tabled to the October meeting due to discrepancies.
 - ii. Should have a little over \$62k by end of year after all expenses paid out
 - iii. Kevin shared rates were no longer being offered via Fifth Third Bank so haven’t opened the CD/high yield account
 - iv. Motion made by Kevin Wilkins to fund one or more “high-yield” CDs for a term not to exceed 7 months, and/ or a “high-yield” savings account, in the combined total amount of \$25,000.00, in a federally insured bank, credit union or other financial institution, with the President (Sarah Riordan) and Treasurer (Kevin Wilkins) to be authorized signatories on account. Mardee second.
All in favor.

Discussion Items

6. Updated LHO Deed Restrictions are being filed with the State-
 - i. Sarah reported that she, Mardee and Kevin and Vince on Zoom with the attorney and they are now being filed with adjustments discussed in the special meeting.
7. Review current LHO Guidelines and discuss changes-
 - i. Sarah - please review Guidelines document with track changes and give

- feedback especially on the Motor Vehicle guidelines. The Guidelines must coincide with the deed restrictions and the current deed restrictions in order to simply clarify but not to conflict with the verbiage used in the approved deed restrictions.
- ii. Mardee - additional input on Motor Vehicle (no commercial vehicles could not be added in the guidelines)
 - iii. Sarah - will be consulting an attorney to be sure all is good as the guidelines are being clarified.
8. Updates from ARC-
- i. Mardee - Increase in people not cleaning up after dogs. Have had a few instances with very ugly actions towards neighbors who don't pick up. County code states to pick up after dogs, as well as keep dogs leashed. We will post in FB and on the newsletter to add Animal Control numbers.
 - ii. Stormwater drainage is being blocked and Mardee has open case numbers to address stormwater.
 - iii. Mardee will be reaching back out to TECO regarding the easement maintenance and bollards installed time frame.
 - iv. Don Walls has been assisting Mardee with his own contacts with TECO.
9. Home of the Quarter- Tabled due to hurricane
10. Park Security Update- Justin
- i. Request from a homeowner to see video footage about a dog biting a young child but nothing was captured. Investigation is occurring.
 - ii. Sarah will reach out to the Deputy who is investigating to follow up about the dog owner, if they live here, what is the outcome so the neighborhood is aware.
 - iii. Some cameras are not charging and don't record continuously. Our cameras will capture motion for 30 seconds after motion has occurred.
 - iv. Justin will be addressing the camera issues.
 - v. Justin to have a proposal by weekend
11. Park Fundraising Update- Courtney
- i. A new donation of \$250 from a neighbor
 - ii. Not doing the shoe donations anymore - received \$17 total!
 - iii. Silent Auction - \$790
 - iv. Fall Fest - looking for ideas to raise funds via contents, or coin drives or a fun/walk run
12. Upcoming Events-
- i. Courtney: Fall Fest October 19th 11-2pm - Beer, Ice, one person to purchase and get reimbursed
 - ii. Chick-fil meals for all homeowners and their families so we will have checklists and wristbands to hand out to ensure meals go to LHO families.
13. Other Business -
- i. Mardee shared an update from Sherrie - Fertilizing company raising rates so she is going to explore other companies/quotes
14. Adjournment – Sarah made a motion to adjourn at 8:28pm. All in favor.

Approved on 10/23/24

Minutes recorded by Jessica Perez (Secretary) _____ Date: _____