

Lake Heather Oaks HOA Minutes

2/26/2025

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 7:03pm
2. Roll Call/Attendance - Secretary - All board members present and two homeowners present George Davis at 3127 Lakestone Drive and Feather Lake at 2804 Ormandy.
3. Public Comment on agenda items - None

Action Items

4. Approval of draft summary minutes from prior meeting (January) - Motion to approve Annual Meeting and Board Meeting Minutes by Mardee Powers and Second by Ali Sobh. All in favor. Approved.
5. Approval of Financial Report - Kevin Wilkes - 46 homes have not paid dues as of the Feb 15th deadline. March 15th Kevin usually sends a letter with interest fees to be added unless communication. Mardee asked Kevin to send the letter he forwards to us for verbiage to be stronger regarding the deed restriction language so that the communication is key. Keviin - Underbudget on dock which looks great too. More support than before as well through his improvements. Mardee motioned to approve the budget with the corrections as discussed (see budget report in drive) with Second by Dennis and all in favor. Approved.

Discussion Items

6. Updates from ARC - Mardee Powers - Moved the Walkthrough to end of May beginning of June and would like to mass email so folks can self assess through the rubric. 38 homes were rated as Below Expectations. Mardee did a drive through of the 38 homes and felt 3 would not fall in that category again per her observations. Per the board, all good with the rubric and email as well. Have a need for a fining committee as there have been several who have not addressed the below expectations from last walkthrough. Link to the deed restrictions/guidelines on website, newsletter, facebook as well. Clarification of parking vehicles - remove 8g and all others to be accepted. Motion by Sarah to approve updated ARC Related Regulations & Guidelines adopted by the LHO Board of Directors minus 8g. They are reformatted and in the same place now.

Second by Vince Cesario. All in favor. Approved. Sarah had an idea to add committee members to assist with Mardee with the follow up and tracking as well as email templates for offenders.

7. Park Security Update - Ali Sobh - Verizon wireless connectivity for park cameras \$70/month vs what we currently use with TMobile. Ali is proposing to swap out Verizon and 1 time investment to purchase new system with better resolution cameras. All systems he is proposing have 860 or more saving hours. See various options for new cameras at park in drive. Suggestions are to have at least one facing pavilion, one facing dock, one facing entrance, and one facing court. Budget line item would be from Common Areas. Ali Sobh will move forward with the new camera plan and Verizon switch for internet and will come to next meeting with final costs. WE are all enthusiastic about this project.
8. Dock Repair - Sarah Riordan - It's completed and safe.
9. Landscaping and Lighting at Entrances - Sherrie Elgar - Like to move to a different company that is family based vs EnviroTech which is a large company with same pricing. Motion by Sherrie to West Coast Horizon Lawn and Ornamental LLC for 9 treatments at \$156 each. Second Ali Sobh. All in favor. Approved. Sherrie will cancel EnviroTech. Mardee the lighting on Vallely needs to be replaced. Mardee to get with David about front lighting.
10. Park Fundraising Update - Courtney - \$863 Ribbon cutting run/walk fundraiser.
11. Mini Grant- Fitness Trail Update - Mardee will get with John regarding location for fitness pieces. Will have more updates at next meeting.
12. Upcoming Events - April 12 Easter Celebration - Need a bunny.
13. Other Business - Stuff eggs April 9 at 7:30pm at Sherrie Elgar house
14. Adjournment – Sarah Riordan - at 8:41pm