

Leilani Heights Homeowner's Association Meeting Minutes 2/12/2025

Meeting held at Jensen Beach Fire Station on Savannah Rd.

Board Members in Attendance

**Jim Kasper
Katie Wich
Steve Robkin
Catherine Bilquin
Murray Bartlow
Peter Eilenberg
Absent- Gil Smart**

Guests attending in person or via zoom

**Maggie Brach
Rob Berry
Lisa Labrecht
Antoinette Gilrain
Maria Beckwith**

Called to Order at 7:03 pm

Minutes from December 11th, 2024, meeting are approved

President's Report:

The issue of parking during JBE drop-off was temporarily remedied by a fence being put up. There were mixed reactions residents. Martin County removed the fence, pending more communication to formally authorize it. Jim reached out to fully explain our position and is hopeful the county will agree to resolve and allow re-installation.

Dues are still coming in and being deposited.

Vice President's Report:

To be covered under old business

Treasurer's Report (in absentia):

Current balances (as of 2/9):

Checking acct.: \$119,655.12

Capital reserve/money market: \$36,905.96

2025 dues update:

• 252 homeowners have paid ○ Total dues collected as of 2/9: \$34,918

• 145 homeowners have not yet paid 2025 dues

2024 year-end update:

• 357 homeowners paid 2024/back dues

• 40 homeowners did not pay 2024/back dues ○ Of those, 22 owe more than \$400, indicating multiple years unpaid dues

• Total dues & late fees collected during 2024 cycle: \$63,153

- Total HOA expenditures during 2024: \$54,221
- Top expenditures:
 - Sunshine Land Design/landscaping services - \$26,929
 - Insurance - \$13,831
 - FPL - \$4,060
 - Accountant/tax prep current & back taxes - \$2,500
 - Advanced Printing - \$1,868
 - Extra Space Storage - \$658
 - Legal fees - \$490

Estoppels:

- Estoppels done in 2024: 18
- Total revenue to Capital Reserve (including transfers and interest): \$5,011.44
- Estoppels so far in 2025: 2

Secretary's Report:

Nothing new.

Old Business:

Regarding the irrigation issue near the entrance, Katie suggests getting a new well, based on discussion with the landscaper. The cost would be approximately \$5,000 and include a 5-year guarantee. Alternatively, repairs could be more costly at approximately \$9,000. Jim suggests getting more bids to make sure this is in line with the going cost, which Murray has agreed to follow up on. Some discussion about extending pipes from the working well as another possible solution to extending the irrigation as needed. The outdoor library is ready for installation. Robert Barry and LH-HOA resident homeowner in attendance offered volunteered to help.

New Business:

Board members need to take a 4-hour class by June 2025 in accordance with State HOA board member certification rule. Our HOA law firm is offering options in Port St Lucie, Vero Beach and Stuart. One on-line option is available for a cost of \$50 which the board will cover, or for up to \$75. 4 liens are coming due in March. We need to address them before they expire. Jim proposed that the board give Gil permission to work with the attorneys to file appropriate lawsuits or other legal maneuvers in order to progress with collection in the most cost-efficient way. A motion was made to allow Gil to work with the lawyer to file Small claims against the 4 homeowners with liens. The motion was seconded, and all voted in favor. The legal fees to be incurred will be charged to the long-time defaulting owner(s). There was some discussion about an acceptable way to go about the lien process.

Next meeting is scheduled at the JB Fire Station on Savannah Road Wednesday, 4/23 @ 7pm.

Meeting adjourned at 7:50pm.