

Leilani Heights Homeowners Assoc. meeting minutes 4/17/24
Meeting held at the Jensen Beach Fire station on Savannah Road.

Attending

Jim Kasper

Katie Wich

Gil Smart

Steve Robkin

Catherine Bilquin

Murray Bartlow

Peter Eilenberg

Guests: Jackie Sugg

Called to order 7:00pm

Minutes from February 7th meeting approved.

President's Report

Fallen tree complaint. Got bids for removal and accepted bid of \$824. A few thousand pounds of branches and wood were cut and removed. Moving forward, Katie is the main contact for the landscapers.

Vice President's Report

A couple of residents have reached out about the No Solicitation sign not being very effective. A suggestion was made for a new sign to supplement what we have, which could be installed in front of the neighborhood. There is now a new online payment option on the web site for the convenience of paying. It's set up for on-time only and the total \$155 covers the 150 annual dues and rounds up the online convenience fee for \$5 = \$155. Another feature would need to be added to allow overdue charges to be paid online.

Secretary's Report

Nothing new.

Treasurer's Report

Checking account: \$106,478.38

Capital reserve account: \$33,153.02

2024 dues update:

307 homeowners paid/now have zero balance

4 homeowners paid/still have outstanding balance

86 homeowners have not paid

Total dues & late fees collected this cycle: \$50,594.99

Total still owed including previous year's dues & late fees: \$33,287.92

Sales have slowed, same with estoppels.

Draft letter to go out to home owners who are behind on their dues, from Jim or Gil or just the HOA.

Dear Homeowner,

Greetings from your neighbors at the Leilani Heights Homeowner Association. Our records indicate that you haven't yet paid your 2024 dues. Notices for our annual assessment are sent out in January, and the annual payment plus any previously unpaid fees or dues is due as of Jan 31st. According to our financial records, you currently owe x\$. If you simply forgot or have not had a chance to make payment, please do so at your earliest convenience. Payment can be made, etc etc.

This is the friendly version. The next time a letter is sent, it will explain that a lien is next, and target those who owe \$500+ and it will be a certified letter. We'll use a printing company that costs less. Motion made and passed to let these collection letters Accountant assures us that past tax filings will be tended to soon. Jim will set up a Google document to store bids, proxies etc.

Old Business

Not much movement on street light fixes, and they are ongoing. One has been fixed so there's some progress. Katie will address future landscape issues. The broken fencing has been partially removed. Jim suggests that plumeria trees, closely spaced, can be an alternative to replacing the broken fence,

Fast Sign is a source for ordering a new "No Solicitation" sign. Motion made and passed to let Katie spend \$300 for this sign, to be placed close to the front entrance. A gesture of appreciation to the firehouse is suggested, to thank them for allowing meetings. It could be some food.

New Business

We still need to create the option to let people to pay their late HOA dues and fees on line if, they're in arrears. But for now, it can just be by check. J8m will reserve the room for the next meeting, June 12th at 7:00. We will decide next time about the food for the firemen and plan this for August. We will allocate \$200 or so for this and decide next time.

June meeting set for 6/12/24 7p at the Fire House on Savannah.

Meeting adjourned at 7:42pm.