

Leilani Heights Homeowners Association Meeting Minutes 4/23/2025

Meeting held at the Jensen Beach Fire House

Meeting called to order 7:00 PM

In attendance:

Jim Kasper

Gil Smart

Steve Robkin

Murray Bartlow

Peter Eilenberg

Catherine Bilquin

Katie Wich (absent)

LH-HOA meeting minutes from 2/12/25 approved.

President's Report

Front fence remains an issue. Regarding the park, a retired park maintenance person might help us with any necessities. Gil added that the insurance needs to be updated. Murray got the well pump fixed. Motion made and approved for Murray to

buy a well cover for up to \$200. New shrubs are needed. There is new construction for T Mobile.

VP

Absent

Secretary

Nothing new.

Treasurer's Report

Current balances (as of 4/21):

Checking acct.: \$111,792.76

Capital reserve/money market: \$37,156.56

2025 dues update:

● 303 homeowners have paid ○ Total dues collected as of 4/21: \$47,952

● 94 homeowners have not yet paid 2025 dues

Estoppels:

● Estoppels done in 2025: 3

● Estoppels since last meeting: 1

303 owners paid their annual HOA dues just under \$48,000

94 owners haven't paid.

Balance is under \$112,000

Money Market \$37,000+

Estoppels slowed. Just 3 sales this year and just 1 this quarter.

Topic of timing to reach out to delinquent owners for their dues. Gil agrees to send a letter. Some people are selling without paying the estoppel.

Old and New Business

Jim will check with the County about putting the fence back. Irrigation is still an issue. The online 4 hour course is needed for HOA board members to take this summer. A new fence is needed by the playground park. Discussion re attending school board meetings to involve parents in the ongoing parking issue.

Next meeting is scheduled for August 13, 2025 at the Fire House.

Meeting adjourned 7:26 pm