

LHHOA Meeting Minutes 8/13/2025

Meeting held at Jensen Beach Firehouse

Called to order 7:03 PM

Board Members In attendance:

Jim Kasper

Katie Wich

Catherine Bilquin

Gil Smart

Steve Robkin

Murray Bartlow

Peter Eilenberg

Guests:

Lori Lorch

Edward Lorch

Phyllis Bevis

LHHOA Meeting Minutes from 4/23/2025 approved

President's Report

Paving is ongoing. playground, lights, benches and irrigation to be covered later.

Vice-President's Report

Nothing new.

Secretary's Report

Nothing new.

Treasurer's Report

Current balances (as of 8/9):

Checking acct.: \$103,558.38

Capital reserve/money market: \$39,089.32

2025 dues update:

● 328 homeowners have paid/are paid in full ○ Total 2025 dues collected as of 8/9: \$52,309.62

● 68 homeowners have not yet paid 2025 dues/owe back dues ○ 66 have not paid 2025 dues, 2 owe previous year's dues

Estoppels:

● Estoppels done in 2025: 10

● Estoppels since last meeting: 7

2025 Dues:

Not many have replied to the collection letter.

Murray suggests that a collection company could be an alternative to using an attorney, to be discussed later along w/liens.

Old Business

Re Irrigation, the new pump was installed and seems to be operating, and the old well is now in working condition. Murray believes the sprinkler lines may have breaks underground because the grass is markedly greener near the entrance. Katie and Murray agree to collaborate to get the best contractor to troubleshoot and then repair.

Martin County might be culpable due to damage as a result of their large trucks and heavy equipment. Katie will reach out to our current landscape contractor.

Regarding the Florida state mandated HOA board member class, Jim suggests he first take the course at a reimbursed cost of \$65. The remaining 6 board members will get a group discount for the class to be purchased online (by Gil?).

Murray will help Katie finish installing the new little library including removing the old post.

New Business

A volunteer, Joe, has helped at the children's park by planting and watering, in addition to Steve who has been helping all along. We need 5 bags of mulch dropped at playground. The idea is to remove the fence when the new plantings grow high enough. We need a park safety inspection. NSB Park Service based in Tampa is who we've relied on in the past. They also deal with getting and installing any needed parts. It's necessary for insurance purposes for safety compliance. Gil will reach out to NSB.

Regarding the condition of the entrance lights and benches at the playground, Jim suggests we get a quote from Arlington Electric. Payment for these services would come out of the LHHA capital reserve fund. The HOA board will seek bids for these (and all) jobs. Motion for these bids is passed. Peter suggests also posting on the entrance sign that we are seeking bids from any Leilani Heights residents for this work. Katie will also put it out on our Facebook page.

Katie received an email from the Kane Center asking that we allow their bus to park in our neighborhood on some weekdays between 10 am-3 pm. The bus provides transportation for the elderly. The Kane Center provides numerous services and the goal is to give our senior residents knowledge of these resources. Even though we're a no solicitation community, consensus is that this would be a benefit. Katie will make this known on the sign and Facebook after it's set up.

Gil suggests we discuss hiring a property manager company to handle much of what we are trying to accomplish. Outside property management would NOT be used for ANY violation purposes. Our purpose for outside property management is mostly to handle financials. Jim is open to hiring a property manager, but it is not without concerns. Our last property management firm performed poorly.

Gil Smart would like to step away from the board at the end of this year. Gil has contributed A LOT after MANY years of service to the HOA .

Katie Wich would also like to step away from the board after her LONG service to the LHHOA. Katie will continue to manage the electronic sign and Facebook postings.

10/15/25 is the next LHHOA meeting date.

The annual meeting is planned for December 3rd, and Jim will make sure there's an available location for that.

Guest Discussion:

The recent road repair at 15th Court is not holding up well, quite soon after paving. Little holes are already appearing. The County should be advised when they return. Point was made about rain collecting near the entrance, causing erosion.

Meeting Adjourned at 7:52.