

Leilani Heights Homeowners Assoc. meeting minutes 8/14/24

Meeting held at the Jensen Beach Fire station on Savannah Road.

Called to Order 7:02 PM

Attending:

**Jim Kasper
Katie Wich
Gil Smart
Peter Eilenberg
Steve Robkin
Catherine Bilkin
Murray Bartlow**

2 Guests

Minutes from June meeting are approved.

President's Report

A few recent complaints include broken wood fence board with loose nails sticking out, at the park, which Jim then cut off and replaced with more trees. Another complaint was about the utility/cable box not covered. Martin County was called, and they came out and contained it and placed it on a sawhorse. It could belong to AT&T, Comcast, or the County's own internet. Another complaint was about a neighbor's grass being too long. Before Jim could address it, someone mowed it. Another complaint was related to ranches blocking the view when backing out of the driveway. Moving forward, future complaints will not be addressed if anonymously reported, nor cited by here say. Fortunately, we haven't had too much of that this year. Email is preferred over verbal. There is a new State law change about HOAs which will affect us, likely related to websites and training. Jim will talk to the attorney to learn what's needed.

Vice President's Report

The website domain name LH-HOA.com has been renewed for a year for \$19 and the host site with Wordpress has been renewed for 2 years for \$499.

Secretary's Report

Nothing new.

Treasurer's Report

**\$104k and change in checking account
Just under \$35k in reserve/money market account
341 home owners have paid their 2024 dues to date
56 home owners have not. 25 of these owe \$500 or more.
Letters about delinquent dues were sent to 64.
17 partial or full \$ has been received.
In total \$60k collected. \$24k owed.
3 new estoppels = \$750**

Old Business

Next round of HOA generated collection letters can reference that they can pay now or incur \$ thousands. We'll find out from the attorney of fee for stepping in when it's serious collection/lien time.

We don't have a thorough record of past paid estoppels, just estoppel requests.

Katie successfully tested the new online feature of paying annual dues, as a "delinquent homeowner" including remitting the convenience fee, via her credit card. It works.

Jim mentioned that it would be good if the board members have access to electronic bank statements.

Two landscape issues include dead bushes near school and unkempt land at the triangle park (which has no irrigation in place) which interferes with the right of way. Grass there would be nice. Irrigation needs to be in place before any efforts to replant so maintenance becomes automatic. Katie will investigate underlying cause and repair of the sprinkler or well at the entrance and get a quote for options including something to prevent another ATV from driving into it and breaking it again. Jim suggests native plants. He also mentioned that getting the light at the park to work via a solar panel would be something to consider. Gil points out that the funds are there to deal with these issues to keep the place looking nice. Jim will look at the health of the trees.

The new 1ft x 2ft No Solicitation sign has been received. It's designed for an eight-foot pole & should be installed as close to the entrance as possible. Katie suggests right after the stream on the post office side, after the speed limit sign, and before the no parking sign. Jim will check with the County for an acceptable location, and help Katie install it.

New Business

The fire station staff will each receive \$25 Publix gift cards in October. Katie will take care of that purchase and get 24 gift cards. Any extra can be used towards refreshments for the December annual meeting. Jim will ask for space at Jensen Beach elementary school for that meeting, so we can firm up that date. The roof of the little lending library is rotted and needs attention because the rain comes in and is damaging the books. Motion made and approved for Katie to order a new mini library with up to \$500 to spend for a replacement that's longer lasting.

Comments from guests:

Benches near the entrance need maintenance. Jim will look into what is needed.

Next meeting will at the fire station October 16th at 7pm

Adjourned: 7:57 pm