

LH-HOA Meeting Minutes 10/15/25

Meeting held at Jensen Beach Firehouse

Called to order 7:15

Board Members in Attendance:

Jim Kasper

Gil Smart

Catherine Bilquin

Peter Eilenberg

Guests

Lori Lorch

Ed Lorch

Joe (?)

LH HOA Meeting Minutes from 8/13/2025 approved

President's, VP's, & Secretary's reports:

Nothing New

Treasurer's Report:

Current balances (as of 10/10):

Checking acct.: \$99,213.04

Capital reserve/money market: \$40,089.98

2025 dues update:

● 329 homeowners have paid/are paid in full ○ Total 2025 dues collected as of 8/9: \$53,084.82

● 66 homeowners have not yet paid 2025 dues/owe back dues ○ 64 have not paid 2025 dues, 2 owe previous year's dues

Estoppels:

● Estoppels done in 2025: 14

● Estoppels since last meeting: 4

Estoppels are up.

Old Business:

Front entrance looks poor since the paving equipment has been removed. School parent parking has resumed. When Murray returns, he'll make sure sprinklers are working and then the paving company can be contacted about fixing the area. Additionally, since the fence does not belong to our community, the public works department could repair the fence and at the same time relocate it near the curb to prevent future parking, thereby solving the ongoing problems of road blocking and safety concerns. Regarding the playground inspection needed to keep that area safe and insured, Gil was seeking more than one estimate for that but there are very few certified inspectors in this region. A motion was passed to allot \$873.50 for the St. Augustine based NSP Park Services to schedule the inspection visit which will likely lead to some needed maintenance or repairs.

New Business:

Annual mailer should go out a month before the December 3rd meeting. It includes the meeting notice and proxy forms. Gil will print and mail them by November 3rd. As he steps away from his years on the board, he will train Jim to do the next mailer for annual dues which goes out in January. We need more residents to step up and volunteer to be members of the board.

12/3/2025 is the next LHHOA meeting date AND the annual meeting. Meeting adjourned at 7:41pm.

