

Leilani Heights Homeowner's Association Meeting 10/16/2024 Jensen Beach Fire House

Meeting called to order 7:01 pm

In attendance:

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

Absent: Catherine Bilkin

2 guests

Jack Wich
Mary Jo (last name TBD)

The Meeting Minutes from our August meeting were approved.

President's Report

Good communication among the HOA board members during & after the Hurricane earlier this month to let each other know what's going on. Some debris throughout the area but nothing major. The new No Solicitation sign is now up. A streetlamp that fell a while back has been removed. Jim had a conversation with the attorney about the new State law requiring HOA board members to take a required class, specifically a 4 hour refresher course next year. More on that later. Some more complaints have been received about the school related parking on HOA property.

Vice President

Nothing new but will offer more when we get to New Business.

Secretary

Nothing New.

Treasurer

Current balances (as of 10/16):

- Checking account: \$99,458.87
- Capital reserve/money market: \$35,404.74

2024 dues update:

- 348 homeowners paid/now have zero balance
- 49 homeowners have not paid 2024 dues or still have outstanding balance
 - Of this number, 22 owe \$500 or more

- Since our last meeting, 12 payments/partial payments were received.

Total dues & late fees collected during 2024 cycle: \$62,163

Total still owed including previous year's dues & late fees: \$22,615

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Estoppels since last meeting: 22 estoppels since the last meeting. Re costs, the broken pumps/sprinklers cost an additional \$1,000, otherwise the usual expenses, including the Sunshine Land Design \$1820 per month, \$325 +/- from FPL, the storage facility costs about \$56, phone line, \$30, accountant fee of \$100, & the occasional attorney cost, this time \$175. The WordPress bill for the website was \$500, which Katie said is likely bi-annual. The checking account balance will be up more than usual by the end of the year due to the results of the extra dues collection, approximately \$80,000. And will ask the attorney about future collection efforts. (Jim said he has attorney info to share later).

Old Business

Regarding the school parking issue, Jim has tried numerous times to reach out to the Community Officer with messages left for him and his supervisor. It is thought that someone has intentionally dropped some carpenter nails in the area to discourage parking, but this hasn't been verified. Gil suggests that the County be asked to build some sort of low fence where people park on the grass to discourage it. And if they won't, there are funds for our neighborhood to get it done. One suggestion is for a low maintenance series of short pilings that look like little stumps like some on Indian River Drive. Re the ongoing issue if young kids driving golf carts in the middle of the street at night, Jim will see if the police can be asked to do more ticketing. Re the 3 benches needing maintenance, Jim inspected them and concluded they could be taken apart and painted to get them into acceptable condition. It was suggested that we try to find a painter who lives in Leilani Heights for this job. Steve suggested that Frank Boland has a good painter. Re the appreciation plan for the fire station staff, Jim requested a specific list of named personnel, should be around 21, and then the gift cards can be given out easily in December. Katie will follow through on the purchase. Katie had been sick but intends to follow through soon on buying a new little library and other misc.

New Business

We could use new board members. Gil agrees to remain as Treasurer until a replacement steps up. Gil will provide training. Peter would also like to step away from the Secretary position, as soon as someone agrees to take over. Jim will try to get new members and plan some future role swapping. Gil suggests asking the accountant to take on more of the treasurer's work. The annual meeting date proposed is Wednesday, Dec 11. It can be formally scheduled and announced as soon as we can confirm the location. This will go out in a cover letter along with the ballot, proxy, and an announcement, as soon as the December time and place can be

confirmed. Re the new State law for HOA rules, many documents are going to be required to be posted on the website, such as minutes, by laws, & restrictions. And be protected by passwords. Not sure RE requirement for posting docs for financials, insurance policies, tax returns, past proxies, and possibly what is owed by each homeowner, etc. But the point is that access to it all will need to be password protected so it would be unavailable to the public. Some discussion followed about prospective buyers and realtors expecting to know the by-laws while considering a purchase, so the law may not be practical. All this needs to be better understood. The objective is for better transparency for HOAs with at least 100 members. Gil asked the attorney to give us specific direction. The password addition may require a cost, likely via WordPress, to add this feature to our website but TBD. Katie shared the landscaper's voicemail message, assessing the minimal storm damage. A motion was made and passed to have him go ahead and clean up all the debris. His fee is \$48 per hour and \$20 per yard to dispose. Regarding the sprinkler repair update, Katie said that the well-guy has come out and assessed a while ago, and still needs to talk to the sprinkler guy to explain what's needed based on the well condition. Katie will follow up on that. Some discussion of overgrowth along a fence at the rear of the school near Murray's home also needing clearing.

Misc discussion

Gil suggested contacting FPL to discuss a full neighborhood upgrade for better efficiency for any future power restoration.

Meeting adjourned 7:51pm