

LH-HOA Meeting Minutes 12/3/2025

Annual HOA Meeting Held at the Jensen Beach Chamber of Commerce called to order 6:45 pm

Board Members in Attendance:

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

**Guests:
Gretchen, Robert**

LHHOA Meeting Minutes from 10/15/2025 approved

President's Report:

Thank you to all board members for serving. Let's all try to reach out to neighbors in need. Parking battle up front is still ongoing. Park benches need to get repainted. Lights need repair or replacement.

Vice President's Report:

Irrigation-landscaper reports that the all is complete including pump, timer, and all sprinklers are connected. It's all in good working order. Maybe it's a good time to put in plantings to help deter parking, which would need to be discussed with the County, including making sure of borders and most of all, to prevent them getting ripped out.

Treasurer's Report:

Current balances (as of 12/2): Checking acct.: \$92,641.78, Capital reserve/money market: \$40,590.65

2025 dues update:

- 332 homeowners have paid/are paid in full ○ Total 2025 dues collected as of 8/9: \$53,598.45**
- 65 homeowners have not yet paid 2025 dues/owe back dues ○ 64 have not paid 2025 dues, 1 owe previous year's dues**

Estoppels:

- Estoppels done in 2025: 17**
 - Estoppels since last meeting: 3**
- Since the reminder letter was sent out this past summer, there are still homeowners in arrears with their annual dues. There have been 18 estoppels to date this year.**

Secretary's Report:

Nothing new to report.

Old Business:

None

New Business/Discussion:

There have been some problems with people parking on the street directly across from driveways. This issue is possibly from short-term tenants who aren't aware of the rules. A suggestion was made to compile a list of out-of-town and corporate owners not occupying the house themselves. More comments about the aggravation caused by parent parking drop offs. Rob Barry of 20th Court requests help contacting the responsible party at Sable Point, which abuts and is supposed to maintain that buffer zone. It is overgrown and has invasive plants. Mr. Barry requests a sign for his cul de sac to indicate there's no outlet. Jim replied that he'll contact the County. Murray offered to help with the HOA Christmas lights.

Annual HOA Public Meeting adjourned 7:15

Board Members Meeting began at 7:15p.

All board members were voted in again to serve in 2026. However, we are looking for replacements and more community involvement.

Budget discussion. Reserve budget is growing. Good financial shape. Gil suggests we keep money market intact and add to it for future future needs and or to do something with the water treatment plant area. Best use of general funds for capital expenditures like landscape, playground maintenance such as the upcoming expense to keep the "floor" cushioned.

2026 Budget is approved.

Next meeting February 11, 2026 @ 7pm

Meeting adjourned 7:32 pm.