

Leilani Heights HOA Minutes February 12, 2020

Called to order at 7:03 p.m.

Present: Gil Smart (President), Katie Wich (Secretary), Maria Beckwith (Violations), Frank Boland (Treasurer), Jennifer Goodman (Vice President), Susan Parisi (Member)

Absent: Mark Tamblyn (Member)

Guests: Jack Wich, Danny Nocito, Barbara Nocito, Jim Kasper, Gretchen Kasper, Tamara Hose, Susan Eilenberg, Maria Hickling, Sue Farrell

- Review of January meeting minutes- struck out language about increased price for paying dues monthly. Passed unanimously.

President's Report

1. HOA board certification courses are available.
2. Met with insurance agent about HOA insurance, got quote on premium for policy, working on general liability quote. Discussed insurance on electronic sign, got 1 quote which was high and didn't include wind damage. Will continue to update information about other quotes.
3. Resident contacted us about wanting to purchase a landlock behind his home.
 - a. Susan says the community owns the landlock.
 - b. Gil will look it up to see if HOA owns it, and discuss solution.

Vice President's Report

1. Question from resident asking if meeting minutes can be available to the public on the website.
 - a. Answer- yes.
2. What's going on with the NE 21st Ave park?
 - a. Can put updates on the Parents Page.
 - b. There is a hole in the fence that needs repair.
3. Movie night didn't pan out. Discussed on Parents Page a future event with the money that would've been allocated to movie night.
 - a. Gil says come to the HOA with a proposal.

Treasurer's Report

1. Frank requests to get a debit card from the bank to use instead of reimbursement. Jenn motions to get debit card. Susan 2nds. Passed unanimously.
2. Thank you to 276 resides who have paid dues. Few have paid more than suppose to.
3. We were able to establish list of potential rentals in the community. Attorney fees are substantial.
4. \$88,909 were in the funds when Frank was given access. Today's balance is \$111,981.59.
5. Resident W***** reached out, sent \$150 check.
 - a. Gil states- E***** sent copy of pay off info to her attorney this week
 - b. Frank received 6 page monthly overall summary of what attorneys have been doing, and there's been constant contact between parties.

Secretary's Report

1. We need to paint the Free Little Library, base coat and protective top coat. Susan motions to spend no more than \$100. Jen seconds. Motion passed unanimously. Katie plans to get library books donated. Maria states she can donate too.

Violations Report

1. No Report

New Business- Coastal Property Management

1. Mike is here from Coastal property management. He does inspections, and uses the Declaration of Restrictions on the HOA website as his guideline. He comes by once a week, drives through, and documents what needs repair or attention.
2. Process- you'll get 1st violation letter with a timeframe to repair/replace/address the issue. If you don't correct the issue within the timeframe given, you get a 2nd violation letter with another timeframe to complete the work. If not completed, you'll get a 3rd violation letter with a fine. Can be fined up to \$100/day. Coastal will start taking photos after the 2nd violation letter. 3rd violation letter will be certified mail. Call or email Coastal with any questions or concerns.
3. Frank asks for a list of what Coastal is looking for.
 - a. Mike from Coastal states he has been using the LHHOA website- Declaration of Restrictions. He will email the Declaration of Restrictions to Maria. Coastal does unbiased inspections, and what they see is what they'll document.
 - b. Residents have 14 days to appeal. The board would then pick 3 residents, not on the board, not family or personal friends, to be unbiased toward the appeal. The appeals committee has power to redact the fine, or move forward with it.
4. Residents have been asking about a large vehicle parked on concrete. In the past, police have gotten involved.
 - a. Concerned residents need to call the county.
 - b. Coastal says there's nothing in LH laws that says it cannot be there.
5. Resident asks Coastal- when letters are sent to rented homes, who's responsible- the renter or the owner?
 - a. Answer- owner is responsible. Susan says both parties are responsible, by law. Coastal- owner will be only person legally liable if renter doesn't pay. Resident suggests we send a letter to homeowners to get info on owners and renters when we send out dues.
 - b. Gil- we proposed that last year to get more info on renters, but this amendment was postponed. Also did this 3 years ago and it did not get enough votes to pass. We do want to get a better understanding of who is renting and who is residing in homes.
 - c. Property post office owns- they don't take care of it. How do we address it? Coastal states they'd be happy to call post office as ask them to mow/maintain their land.
6. Resident question for Coastal- how many violations have you given out?
 - a. Answer- 152 this year.
 - b. Resident got notice about needing to trim his tree without date of expected completion. Curious how it was determined. His neighbor's tree touches his house and they didn't get a notice. Why did he?
 - i. Coastal- Was asked to be diligent, so they have been.
 - ii. Resident- Called phone number, left messages, no return calls.
 1. Coastal- apologies, that's hopefully not the norm, guy was out of town and usually responds within 24 hours.

7. Resident- there's cactus and palm trees affecting the side walk.
 - a. Coastal- Will miss some things. Bring it to attention of the board, and Coastal will address it.
 - b. Susan says to call the county about it, it's county property.
8. Maria brings up a new car illegally parking in the mornings. Jenn says it could be a new crossing guard who doesn't know better.

Old business

1. DR Horton and proposed access- read recent updated language proposed, would go into covenants. Attorney advised us to approve or correct this language. DR Horton can come speak about this to phase II residents at March meeting if we vote yes on this tonight. Susan motions to accept. Maria seconds. Passed unanimously. Susan motions to find venue larger than fire station, then contact attorney to see if we can also vote by proxy. Jenn 2nds. DR Horton would only mail the vote to Phase II. Unrealistic to vote at next meeting, too short notice.
2. Rental regulations- do we want to resurrect them as they were printed in the mailing? Susan motions to postpone this amendment. Get DR Horton done first. Maria seconds the motion to table it. Passed unanimously.

New business

1. Neighborhood watch- The number of calls has increased over the past 3 years- between 20-50 per month. Sheriffs say this is because they've been encouraging people to call- see something say something. Most are not serious crimes. MCSO have neighborhood watch groups. Wouldn't be board run, but board could support it to get word out if people are interested. The neighborhood wasn't interested in a Watch Group per Facebook post. Susan says she's done neighborhood watch in the past and each time not enough residents got involved to sustain it.
 - a. Resident states if anyone sees something, they can say something to the FB groups.
 - b. Jen- if you let us know, we can put friendly reminders on the FB pages to address concerns.
2. Hurricane shutters- rules don't have anything specific about bringing down shutters by a certain date. Hurricane season ends November 30th, and we could set a time limit on when to get them down by after that date. HOA would need two-thirds vote from everyone for this to pass. Jen motions to table discussion for beginning of hurricane season. Gil will talk to attorney about drawing up wording. Jen motions to move forward with attorney, and table it when we can put it on agenda to annual meeting. Maria adds to include it in the mailing. Susan seconds. Passed unanimously.
3. The old water treatment plant needs maintenance of overgrown trees to be cleared away from homes. Currently the lot is being mowed, that's it. After eventual maintenance and clearing is completed, we can discuss what to do with the property.
 - a. Resident asks why we bought the land?
 - i. Answer: So that it's a part of LH HOA and so that no other entities can build on it without being a part of the HOA Declaration of Restrictions. When the time comes to decide what to do with the land, the HOA will ask for resident input on how to utilize the land.
4. Resident states she would like to see an accurate accounting of where the HOA money is spent. Wondering if other residents would like to assist her in reviewing financial documents. Resident will make a list of questions and submit to Gil.

Jen motions to adjourn meeting. Maria seconds. Passed unanimously. Meeting adjourned at 8:27 PM.