

# Leilani Heights HOA Minutes July 8, 2020

Called to order at 7:06 PM.

Present: Gil Smart (President), Jennifer Goodman (Vice President), Katie Wich (Secretary), Maria Beckwith (Violations), Susan Paresi (Member)

Absent: Frank Boland (Treasurer), Mark Tamblyn (Member)

Guests: Jack Wich, Gretchen Kasper, Andy Parmelee, Steven ?

Review of June meeting minutes. Maria motions to accept, Susan seconds, passed unanimously.

## Treasurer's Report

1. 2172 NE 21st Ave paid their balance of \$161.25.
2. Windecker paid on time for July \$300.
3. 1568 NE 21<sup>st</sup> Ter paid their balance \$1,608.
4. Letters for past due HOA fees have been sent out.
5. Frank (via email) motions to gather landscape bids.
6. Poinciana tree- Katie motions to move forward with this on the 21<sup>st</sup> Ave lot, Maria seconds, passed unanimously. In previous meeting, Frank stated he'd donate the \$10 tree.

## Violation's Report

1. 1663 NE 24<sup>th</sup> St has not been repaired, still in violation.
2. 1883 NE 24<sup>th</sup> St cleaned their driveway.
3. 1587 NE 21<sup>st</sup> Ter has 4 uncorrected violations and has accrued around \$3,000 in fines.
4. 2248 NE 16<sup>th</sup> has not been repaired.
5. 1687 NE 21<sup>st</sup> Ter with Loraine Woods- kayaks removed, new sod, has sprinklers, removed storm shutters. The stone area still has weeds.
6. 1642 NE 22<sup>nd</sup> St- sent pictures- truck on bricks, hood up, ignored first 2 letter violations, we need to vote on fining.
  - a. Gil reminds it's not severity of violations that drive what we do. When we vote, these residents have received 2 warning letters already. We need to be consistent.
  - b. Maria motions to move forward with fining this residence, Jen seconds, motion passed unanimously.

## Secretary's Report

1. Cleaning benches near elementary school- no easy water access.
  - a. Maria states Mr. Phoenix use to brush clean the benches before re-doing them. She doesn't want a work truck to ruin the grass in that area.
  - b. May need to get bids for power washing from a mobile company.
  - c. We can see if anyone wants to volunteer from FB- make a post.

## President's Report

1. Landlock behind 2124 NE 15<sup>th</sup> Dr and 1538 NE 21<sup>st</sup> Ter- sent email to board from county of map showing the parcel. Mr. Castel definitely wants it. Other neighbor is interested, but wants the HOA to pay the fees- not happening. He is still deciding.
2. Can we fine renters not just homeowners? Attorney response: Yes, can fine 1 or the other. Liz recommends both receive letters, board decides to levy fine against tenant or owner.
3. Signs at the park- Attorney response: board can adopt rules, not required to post signs of rules, but thinks it's best if we do. Gil recommends copying what is posted at other county parks.
4. Can we have meeting by Zoom for Horton amendments? Attorney response: Yes. Send out proxy forms for those who don't want to attend Zoom. Have to be prepared to take role call votes, no other way to do it. Do we want to do it Zoom? Wait? Hard to get 2/3 to vote yes via Zoom.
  - a. Susan- rent church, do it over certain hours? Have residents come in time slots based on last name.
  - b. Gil will check with attorney if we can do this.
  - c. Susan motions to contact attorney, clarify it's okay to do this, have Horton do the legwork; Maria seconds, passed unanimously.
5. Several inquires about Savannah Rd project. 130 day project, must be done by 10/11/20 and may be ahead of schedule. They can't close our entrance, but we may see shut downs for 5-10 minutes here and there. Adding bike lanes on both sides, narrowing travel lanes slightly from 12 to 11 feet.
6. Tree services- reached out to more services for quotes. 1 more guy came out, said he has friends in the business who can give more quotes. Haven't heard back in 1 week. Gil's reached out to 9-10 services and gotten 1 quote for \$1,875 from Tom Cat. Maria motions to move forward with Tom Cat. Katie asks if we've followed up with anyone? Yes. Susan seconds Maria's motion. Katie would rather get 2 quotes to chose from, and would like to give contractors 1 more week to respond. If no new options, move forward with Tom Cat. Vote to move forward immediately with Tom Cat: No- 3, Yes- 2. Gil modifies the motion to make 1 more attempt to get ahold of these contractors. Accept Tom Cat's bid if we cannot get another bid by July 15. Susan accepts the motion, Katie seconds, passed unanimously.
7. Playground- spoke with rep from manufacturing company- only needs to be inspected 1x a year for warranty, but for safety we may want to inspect more often. Gave contact info for a verified sector they use, will follow up to get another inspection scheduled in not too distant future.
8. Landscaping contract- additional cost for water treatment plant, we've used Natures Ground for a long time. FL HOA law stipulates if spending more than 10% on any 1 expense, suppose to bid out. Spending around 25% on landscaping at this time.
  - a. Susan says we need to write up the scope of work. Mark has that, Susan will write him about it. Need to post it, possibly in newspaper, have bidders give bids. Susan will put it together, get it back within the week.

### Vice President's Report

1. Will set up another visit from Kona Ice truck.

### Further Discussion

1. Concern over FPL ruining sod. If there's an issue, they want us to take photos and send proof of what they did.
2. Question about a tree on the corner of 23<sup>rd</sup> Ter and 24<sup>th</sup> St getting trimmed by the county, thought it was HOA property not county property.
3. Concern over ruined sprinklers on HOA property. Gil will ask Mike from Nature's Ground to assess damage.
4. The sod near the school benches and the 21<sup>st</sup> Ave lot sod needs replaced. 21<sup>st</sup> Ave lot will need sprinklers and a well for sod. Gil will talk to Natures Ground about suggestions, including sod alternatives.
5. Does Mark still want to be a board member? Gil and Susan are awaiting Mark's response. If not, Gil will appoint someone.
6. In leu of normal HOA meeting in August, will do vote on the emergency exit. Susan states to contact attorney, get Horton to put mailing together, decide on a date to do the vote, and Gil lets us know. Horton needs to find a place to do the vote.
7. Resident request for receipts from paying dues- their check is their receipt.
8. Real estate sales strong at this time, numerous estopples coming through. Realtors asking for estoppels to be completed next day. Law says 10-14 days we have to get it done. They have to pay upfront.

Next Meeting: TBD

Meeting adjourned: 8:03 PM