

Leilani Heights HOA Annual Meeting Minutes Dec 12, 2020

Called to order at 10:21 A.M.

Present: Gil Smart (President), Jennifer Goodman (Vice President), Katie Wich (Secretary), Frank Boland (Treasurer), Maria Beckwith (Violations), Mark Tamblyn & Susan Paresi (Members)

Absent: None

Quorum established of 41 residents in person or by proxy. 40 is needed to establish quorum.

Review of Annual Meeting minutes from Dec 12, 2019. Katie motions to accept, Mark seconds, passed unanimously.

Old Business

Vice President's Report

- No updates

Treasurer's Report

- No updates

Secretary's Report

- No updates

President's Report

- Nature's Ground landscaping prices have increased. Currently paying \$1,925 month, raising to \$2,268 month. Pricing hasn't changed much in 12 years. Discussion to put it out to bid. Natures Ground offered going month to month until board makes a decision.
 - Susan motions to leave it to the new board. Gil states we would incur the higher month-to-month fee in January. Frank seconds the motion. Passed with 4 votes.
- The board had voted to fine 4 homeowners who ignored repeated warnings from Coastal property management. Coastal made a mistake by only sending the 3rd warning letter with fine to 3 of the 4 homeowners, and it was incorrectly dated. The homeowner who never got the 3rd letter would like an appeal hearing.
 - Attorney says we are required to schedule an appeal hearing for everyone we fine, whether they want one or not.
 - Attorney suggest re-sending the 3rd letter to all 4 homes if they are still in violation, with the correct dates, and an appeal hearing scheduled. If the homes' violation has been corrected, attorney suggests dropping the fine.

- At least 3 homeowners are needed for the appeals committee, and we currently have 2.
- Jennifer motions to follow the attorney's advice. Maria seconds. Passed unanimously.
- Gil will reach out to Coastal to have them do business as our attorney suggests.

Violation's Report

- No updates

New Business

Treasurer's Report

- Discussed the budget. Some increases for insurance and landscaping due to land purchase. Established capitol reserve account, which estoppel revenue will go into.
 - Katie motions to approve the budget, Frank seconds, passed unanimously.

President's Report

- We will have a charette to discuss the old water treatment plant and what the community would like to do with the land.
 - Susan motions to set a meeting in February, Maria seconds. Suggested to do a weekend during the day.
 - Katie motions to have the meeting Saturday Feb 20 @ 10:00 AM. Maria seconds. Passed unanimously.

Discussion

- Resident asked about the broken wooden fence. Gil believes the county owns it, but county denies. HOA may need to fix.
- Gil states the park has been littered with trash. Will ask police to patrol area.
- Resident asks about getting a light installed at the park. Group wonders if the county, or FPL will do it.
- Resident wonders if a landscaper can empty trash cans at the park.
- New board members: Frank Boland, Susan Eilenberg, Jennifer Goodman, Jim Kasper, Steven Robkin, Gil Smart, Katie Wich
- Resident asks if we voted on phase 2 gate? -Yes, and there were not enough votes for the vote to be valid. Almost all who voted, voted yes.
- Gil thanks Susan, Maria, and Mark for their service to the HOA Board.

Meeting adjourned: 10:50 AM