

Leilani Heights HOA Minutes January 13, 2021

Called to order at 7:02 P.M.

Present: Gil Smart (President), Jennifer Goodman (Vice President), Frank Boland (Treasurer), Katie Wich (Secretary), Jim Kasper (Violations), Steven Robkin & Susan Eilenberg (Members)

Absent: none

Guests: Maria Beckwith

Review of Nov 4, 2020 Special Meeting minutes. Jim motions to accept, Jennifer seconds, passed unanimously. Review of Nov 11, 2020 HOA Meeting minutes. Frank motions to accept, Jennifer seconds, passed unanimously. Review of Nov 28, 2020 Special Meeting minutes. Jennifer motions to accept, Jim seconds, passed unanimously.

President's Report

- The construction company building the new JBE would like permission to use NE 24th St as a temporary access road, starting June or July. Further communication on this topic will go through the school board.
 - The HOA board agrees to the temporary access road under the following conditions:
 - There is a written agreement approved by LH attorney
 - There is a clause that if the access causes problems, we can change or back out of the agreement
 - Construction vehicles will not dirty our road
 - Any damage to sod/landscaping will be repaired at the construction company's expense
 - Construction vehicles will not block traffic, especially during high traffic times like coming to/from work and school
 - Temporary access road may not be used for busses, parents, kids, teachers
- Contacted the county about putting in a street light at the park. County said no, there's already a light on 24th Street across the way.
 - Contacted FPL, awaiting a return phone call as FPL figures out cost
- Will follow up on a Rules Sign for the park
- We must automatically set an appeal hearing for all residents fined. Appeals committee has 2 members, in need of a 3rd. Katie will post to Facebook.
 - It appears 3 of the 4 homes we tried to fine are now in compliance.
- Drafted a letter to solicit bids for landscaping in efforts to save money. Currently going month to month with Natures Ground.

Vice President's Report

- No updates

Treasurer's Report

- Annual dues have been mailed, some residents have already paid
- Account balance starting out over \$63,000

Gil is talking with attorney about residents with outstanding balances over \$1,000, at what point do we send to collections? Most residents are up to date on payments.

Secretary's Report

- No updates

Violation's Report

- Resident complaint about cars parking in the grass
- 1 resident is still in violation- overgrown weeds

Gil received resident complaint about a neighbor whose property smells strongly of fish, which potentially violates ordinance of no noxious behavior

- Jim will reach out to the residents for more information
- Wants to see the contract with Coastal; Gil will send
- Discussed creating a log of communication

New Business

- Park equipment needs maintenance: swings with bent chains
 - Gil will reach out to maintenance contact, park equipment should be under warranty
- Lots of garbage being left at the park. Frank and Amanda volunteer to help empty a can.
 - Jim volunteers too. Susan thinks a trash can is a good idea.
 - Jennifer discussed how the parents page tried to get a trash committee together, but in the end no one committed to emptying the trash can. The board agreed not to take on the responsibility.
 - Jim will discuss the issue further with Frank
 - Suggestion that Boy Scouts may want to make a service project out of cleaning the park
- Frank would like a cross walk from the park to the other side of 24th street, in the future. Will get a bid for 40 linear feet of sidewalk.
- Grass has been turfed up at the side of the road on 24th street

Next HOA Meeting: 2/10/21 @ 7:00 PM on Zoom

Next Special Meeting: 2/20/21 @ 10:00 AM charette @ the park

Meeting adjourned: 7:46 PM