

## **Leilani Heights HOA Minutes November 10, 2021**

Called to order at 7:06 P.M.

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

Absent: Jennifer Goodman (Vice President)

Guests: Lisa Lebrecht

No additions or corrections to October 13, 2021 meeting minutes. Jim motions to accept, Susan seconds, passed unanimously.

### President's Report

- See old and new business.

### Vice President's Report

- No updates reported.

### Treasurer's Report

- Current account balance: \$79,635.80
- Deposit into the money market account from 13 estoppels: \$13,250.
- Windecker has completed their dues payments.
- Will follow up on the quote for new cypress mulch.

### Secretary's Report

- No updates reported.

### Violation's Report

- Received a complaint about someone parking across the sidewalk, but after going by 5x did not see it happening.
- Coastal Property management has not been in touch, nor have they billed the HOA in 4-5 months. The HOA will go without a property management company and see how it goes. Violation officer will talk with residents in attempts to correct any violations.

### Old Business

- Reached out to Playground Guardian for the inspection; they got behind in scheduling. Will give them 2 more weeks, and if they don't respond, will move on to the next lowest bid.
- Newsletter is complete, will be mailed with the annual meeting documents. Envelope stuffing on 11/20/21. Katie motions to buy a customized stamper costing no more than \$25, Jim seconds, passed unanimously.
- HOA 2021 taxes will cost around \$400 since everything isn't in QuickBooks. Plans to have QuickBooks next year, and a resident volunteered to assist the HOA in getting set up.
- 2022 proposed budget will be drafted and voted on at the annual meeting.

### New Business

- JBE construction updates in newsletter.
- Zoom- for extra \$5 a month can get the meetings transcribed when they're recorded. Katie motions to pay the extra \$5 a month (\$20 per month total) for the upgraded Zoom, Susan seconds, passed unanimously.
- The HOA has received 22 estoppels this year. There are more out of state buyers and property management companies recently, especially over the past 6 months. Will continue to monitor the neighborhood to ensure compliance with HOA restrictions. Gil will ask the lawyer if the whole community would need 2/3 vote to make a change such as restricting renting for 1 year for all new home purchases, or to make an application for renters.
- Fence post at the park was broken on Halloween. Gil will call a handyman to repair.
- Do we want a solar light for the park the HOA buys and install ourselves, or an FPL light? Gil will get a hold of FPL to discuss options.

### Resident Comments

- Lisa Lebrecht states her displeasure with renters. She will be calling the police to report suspicious activity, and notify the board of home addresses out of compliance.

Next HOA Meeting: Annual Meeting December 15<sup>th</sup> at 6:00 PM on Zoom and at JBE Cafetorium

Meeting adjourned: 8:05 PM