

Leilani Heights HOA Minutes January 12, 2022

Called to order 7:04 PM

Present: Gil Smart (President), Katie Wich (Vice President), Peter Eilenberg (Secretary), Jim Kasper (Violations), Steven Robkin & Susan Eilenberg (Members)

Absent: Frank Boland (Treasurer)

Guests: Andy Parmelee, Lisa Lebrecht, & Gary Phipps.

President's Report:

Playground inspection report @\$750 is just in. The recommendations for repairs need to be quantified. For efficiency and safety (Jim's motion) \$1,000 is authorized to address the more immediate safety concerns.

3 new estoppels in past month.

Vice President's Report:

1) Zoom meeting transcription services were researched. Zoom offers best deal to include up front commitment for best discount. (Gil's motion) is approved to pay it upfront and move forward.

2) HOA credit or debit card is needed for zoom payment, storage, PO Box, landscaper, etc. Will check with Frank Boland, Treasurer.

3) The park was surveyed and the sign of rules that was defaced with graffiti was removed. Replacement sign to be ordered with updated rules.

Treasurer's Report

Treasurer not present. Financials submitted via email and shared orally via Susan:

Checking Account balance: \$74,640.54

Money Market Account Balance: \$23,751.75

Total: \$96,392.29

Higher than in past years.

Annual dues bills have gone out.

Secretary's Report: None

Violations Report:

Jim has done playground drive-bys. . If complaints come in, we need to know complainant's names in the future.

Former property management company is bouncing back emails. Needs correction. Leilani has an outdated automatic email message.

Covenants and declaration of restrictions is needed for the record.

Peter asks why people haven't paid dues for 10+ years. Discussion of here-say history.

New Business:

2 liens Rodriguez 2018 and Bento 2015.

HOA can pursue liens by putting in the attorney's hands. Jim suggests direct contact. Some collection progress with Windecker (sp?) Gil suggests wait since past direct contact resulted in payment. Gil asks, does attorney notify owners of lien? Liens are only in place for five years. Two delinquent dues collection options- lien at sale or foreclosure. Frank to approach owners first to try to 'shake the tree' to avoid legal route.

W-9 form requested by adjacent lot developer, DR Horton. It is agreed to be provided.

The Park: Past and new issues discussed

Local deputy says unless someone is caught in the act of breaking the law, they cannot enforce HOA rules. Jim suggests gathering data via camera and getting community involved. Katie suggests solar for powering any camera or lighting. Camera should be mounted very high up. FPL to be contacted to get options.

Future Sign to reflect more definitive wording. eg. dawn to dusk instead of specific times, unless HOA pre-approves of specific hours. Residents only. Use equipment at own risk. Discussion about putting parental permission on sign. Topic to be decided at next meeting (Gil's motion).

Old Business:
None

Resident Comments:

Andy Parmelee expressed appreciation and concern about attention to park. Would like more community involvement.

Discussion of which kids are causing the problems. Suggested that a letter can be sent out.

Date of next HOA meeting Wednesday Feb 7, 7:00pm on Zoom and in person at JBE Cafetorium.

Adjournment 7:54 pm