

Leilani Heights HOA Minutes February 9, 2022

**Called to Order at 7:01 pm**

**Present:**

Katie Wich, Vice President (acting President)

Frank Boland, Treasurer

Steven Robkin

Susan Eilenberg

Jim Kasper, Violations

Peter Eilenberg, Secretary

**Absent:** Gil Smart, President

**Guests in attendance:** Jack Wich, Nicole Ohayon Mowtaufray, & Joe Lupetin

**President's Report:**

Katie reported in Gil's absence. 4 estoppels came in since last month's meeting. And two inquiries came from potential new buyers/neighbors considering Airbnb. It's all legal.

**Vice President's Report:**

Katie looked into Zoom's transcription service and reports that our current "Pro Plan" includes it, so no need to pay more for it.

**Treasurer's Report:**

Frank reports there is \$100,340.40 in our business checking account, and adds that it will go up substantially over the next two months as dues are collected and deposited. There is \$24,751.95 in our money market account, where estoppel gains are held. No excess dollars have come out of this account.

Secretary's Report

Peter had nothing to add.

**Violations Report**

Jim hasn't seen anything new of note in the park over the past month. He has been watching one house, but not approached them yet. He emailed the FPL address provided by Gil but hasn't received a response yet.

### **Old Business**

The minutes from January were approved, with a date error corrected, referencing the next HOA meeting as Feb 7 instead of the correct date, Feb 9.

Gil had shared the playground report which came in at \$7,750.00 for recommended parts and labor, and with parts delivery taking 12-16 weeks. Discussion about expense followed. Jim motioned (and passed) the idea to investigate other options for repair, and take up to 2 months for this. The repairs might be handled “in-house” at a far lesser cost. Many issues involve graffiti and rust removal, priming, and painting, deck coating and pieces for a swing.

Discussion about playground lighting and camera options, hopefully to be soon clarified with options, when FPL suggests solutions and at what cost. Important not to annoy neighbors with bright light, particularly if playground problems are infrequent. FPL pole is already there, presumably with power intact. Speculation about solar panels as a viable option, and if they generate more power than the user needs, it can be sold. Jim will ask FPL when the underground power lines are planned for our neighborhood.

Correct deed restrictions have now been added to the HOA website.

Update is still needed for the automatic email response for property management.

### **New Business**

Frank would like to set up electronic payment options for dues, since some people don't have checkbooks. People are asking for options. Peter suggests a direct payment portal on the HOA site and will look into that and options like PayPal.

Frank would like to replace Anchor Financial with a new CPA. They are still working on 2019 returns and there is no communication from them. Susan motions (and it's approved) for Frank to have the authority to research and choose the best CPA. Frank motions (and it passes) that those who bounce checks should be fined to cover the bounced check fees starting w/next year's bill.

Jim Kasper suggests dues be cut in the future after the HOA cash reserve grows enough.

Discussion about selling some of the 3+ acre land, adjacent to the playground, as residential lots. Based on recent sales, maybe it could be worth \$150k per ¼ acre and a few could be sold and leave the 2 acres in back intact.

Discussion on content of Spring newsletter, to be worked on in March and aim to get out in April. Updates could include what's going on in the neighborhood such as the status of the elementary school construction, any FPL news about lights going up in the park, the fixing in progress, along with a positive spin on keeping it safe. Susan suggested that neighbors be invited to introduce and welcome their new neighbors, maybe with photos of the new family, in a welcoming way. Everyone can submit ideas for the newsletter to Gil.

Next meeting planned for Wednesday March 9, 7pm. **Adjourned at 7:43pm**