

## Leilani Heights HOA Meeting Minutes 8/9/23

Called to Order 7:07PM  
June Minutes approved

### Attending:

Gil Smart  
Katie Wich  
Jim Kasper  
Steve Robkin  
Murray Bartlow  
Peter Eilenberg

### Absent

Susan Eilenberg

Guests: Jack Wich, Edward and Laurie Lorch, Catherine Bilquin

### President's Report

7 estoppel requests. Estoppel was requested for a vacant lot with no previous assessment. Attorney will advise on how to assess/charge for these fees in the future. We need to replace the Treasurer role.

Knowledge of QuickBooks online is important, and the accountant needs to be involved. The attorney will be consulted. Katie will post this vacancy need on the electronic sign and on the Facebook site. Tree trimming was requested by some residents, so the HOA took care of it for \$450. The contractor took care of repairing the staging area. New paving is coming soon. We seem to be getting more neighbor complaints lately.

### VP Report

Landscaper adjusted the sprinkler away from the electronic sign and noticed that the pump motor needed replacement. It got done for a total cost of \$750 including parts & installation. The LHO website is updated with April Minutes. June will be added soon. Paying dues online could be via "Stripe" on the website, allowing debit and credit cards. Katie will set it up. Name could be "Yearly HOA Bills". \$157.65 is the total which includes the transaction fee. \$3.00 for each \$150. Plus 2.9% (\$4.35) + 30 cents, = the total cost of online paying. Also an option exists for pushing a button which would allow a homeowner to pick their own price to assist those who have late fees. But then it gets complicated with transaction fees. If website plan expires, this will create added expense, so we need to make sure it stays updated. Credit card for HOA is expiring in March 2024. PayPal is also an option. Motion made and passed to allow Katie to create the Stripe account.

### Secretary's Report

Nothing new. Just a new Zoom password.

### Treasurer's Report

\$96,891.30 operating account  
\$29,405.66 money market account  
Bills are paid to date.

### Violations

Noting has escalated with neighbor complaints. Still having trouble getting FPL to respond to streetlight issues.

### Old Business

Gate on access road that's supposed to be open only for emergency access is being left open. Our attorney sent a letter to the developer about living up to their commitment. It's good that the neighbors are keeping the board apprised of gate use.

### New Business

New streetlights are out. It's becoming more important than before to get FPL to be responsive. Jim is continuing to work on dealing with them. The school year starts tomorrow (Aug 10) at the new school building. a Welcome Back Students message will be posted on our electronic sign. We will need some maintenance at the old water co site because the vegetation is getting overgrown again. Gil suggests that our landscaper take a look. Katie will be the landscape company's point of contact.

### Discussion including Guests

More streetlights would be helpful. Katie has the handicap parking sign in her possession, which had graffiti on it, in case needed. Wondering if school contractor or County is responsible for cleaning under the bridge.

There are lots of kids on scooters lately, which is a dangerous situation on the streets. Hopefully this will diminish as the school year starts. If it continues, we can call the sheriff's office.

Proposed next meeting is October 11, Wednesday.

Meeting adjourned 7:57pm