

Leilani Heights HOA Meeting October 11, 2023

Leilani Heights HOA MEETING Minutes 10/11/2023

Called to Order 7:06 PM

Attending:

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

August 9, 2023, minutes approved

President's Report

3 estoppels since last meeting. The cost is \$100 monthly to Susan Amedel (sp?) to do the bookkeeping. We need someone to be able to do the taxes. A firm in Stuart, "Berger Tunes" (sp?) can do it but they require also doing the bookkeeping. Awaiting an estimate for it all. 4 reports for non-profits can be run. We are late for filing taxes which is still okay since we're a nonprofit. We need to connect with Anchor Financial for the past two years of taxes. Awaiting a call back. The hitch is that we haven't had a Quick Book file until recently. While awaiting quote(s) for that job, first we need past tax records for them. "Berger, Tunes Ilan, Gaines and Frank" (sp?) is the full firm name. Moving on, the issue of the unlocked gate providing unauthorized access between our neighborhood and the new development, is being solved with by a lock box.

VP Report

Stripe or PayPal are not yet being dealt with as service options for processing on line dues payments.

Secretary's Report

Nothing new to report.

Treasurer's Report (c/o Gil)

\$86,830.86 os one the main fund.

\$30,656.42 in the capital reserve fund.

Dues payments are already in. Bills are being paid, and therefore the accounts balance is going down. This is to be expected this time of year. Susan Amadold (bookkeeper) said that many owners are delinquent for a while, not just this year. Something needs to be done. We can't let it go for years.

Violations

Someone's car left for 3 weeks in the front yard has now been moved. FPL finally responded to Jim via a sub-contractor from Orlando. They still didn't get it done. Reason given is due to a transformer. So, back to communicating with FPL.

Old Business

Treasurer's position is still open. any incoming emails are being monitored. No one has expressed interest. Discussion of potential candidates. At the annual meeting, we can address that need.

Meanwhile, let's try for more board members. We meet only 6 x per year now. Therefore, it's a minimal commitment. Storage unit on Savannah exists but key can't be found. Jim helped cut the old lock with a bolt cutter and a new combo lock is now on. Inside the unit is an old fax machine, and an old server.

It's unit # 32 (?). Most of the contents can be junked.

New Business

Regarding the old water treatment land area, consensus is that the idea of just sitting on it versus coming up with a new use, is the way to go right now. Ideas need to be supported by a comprehensive plan, costs etc. Maybe a few more houses could be built. Fencing needs repair or replacement. Approximately 60-64 sections are off. The fence close to the road might belong to the county and is a right of way fence. Jim will look into it. Near the entrance it is unsightly. Murray suggests replacing it with a white, 2-rail fence and see if Home Depot or Lowes might donate and see if the county could do the work. Gill will check with the county to see if they have a plan and Murray will look into getting donated materials.

Annual meeting is coming up in December. We need to send proxies, meeting notices need to be posted, etc. Gil will see if it can be held at the new school, or other alternatives such as the Baptist church. Refreshments and tentative dates discussed. This all needs to be decided and mailed by mid-November. And it will be posted on the sign.

Annual meeting is also the next meeting. It will be December 6 at 6pm-8pm at the new Jensen Beach Elementary School.

Adjourned at 7:52pm