

Lake Asbury Lake Lot Owners Association Meeting Minutes

August 20, 2018

I. Call to order

Chairman Barrett called to order the regular meeting of the Lake Asbury Lake Lot Owners Association (LALLOA) at 6:30 p.m. on August 20, 2018 at Lake Asbury Community Center.

II. Roll call

Present: Chairman Barrett, Treasurer Manly, Secretary Pickens, and board members Jones and Ruiz. The board reached a quorum of five.

III. Approval of minutes from last meeting

- a) Treasurer Manly Chair Barrett moved to approve the June minutes. Seconded by Board member Ruiz. Carried 5-0.

IV. Treasurers Report

- a) Board member Ruiz moved to approve the Treasurers report. Seconded by Secretary Pickens. Secretary Pickens made a motion to approve checks 1351 through 1356. Seconded by Board member Ruiz. Carried 5-0.

V. Open issues

- a) 245 Cokesbury Court.
 - (1) Duck pen. Ms. Dillon is still keeping ducks. This was witnessed by Ms. Lanita Rayfield. The board agreed to send her another letter, certified, about the ducks. Secretary Pickens will edit the letter, then send to Vice Chair Jones for final chop, then forward to Chair Barrett to print, sign, and send to her certified return receipt.
 - (2) AirBnB, 245 Cokesbury Court, Ms. Ellen Dillon.
 - (a) Board member Ruiz will look to see if dock house was permitted.
 - (b) AirBnB. The board will send Ms. Dillon a certified letter to cease and desist through our new attorney.
 - (c) Fine Process. The board is beginning to research a fine policy for violations of covenants.
 - (d) Chair Barrett discussed the need get together to look at new attorneys we could hire that charge less than \$285/hour.
 - (3) Dock House, 245 Cokesbury Court.

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- (a) Board member Ruiz reported that everything about the dock house was permitted except for the electrical.
- b) 107 Arthur Moore. Chair Barrett has sent two letters to Mr. Boyette. It appears that the ducks are moving on, but there are still many geese. She also spoke to the son of his next door neighbor, Mrs. Rawls, who also feeds the fowl. He said he would talk to his mother about the problems feeding the fowl causes.
- c) Behnken case.
 - i) August 15 court date. The court cases are done. The board just received a check from the Behnken's for \$128,589.36 (check #13588). That, in addition to the bond check for \$25,000 that the board has already received, is the final payment.
 - d) Attorney search. Vice Chair Jones provided information about possible candidates. Board members will review the names, get price lists, and arrange interviews.
 - e) Letter to Sheriff Daniels. Vice Chair Jones will print and send the reviewed and approved letter to Sheriff Daniels. Treasurer Manly will send him attachments: Our lake rules and copies of boat and tow vehicle stickers. Our letter requests help deterring trespassers.
 - f) Welcome packet review. Chair Barrett presented a draft welcome letter to the board. She suggested adding a history of Lake Asbury. We will include the info sheets for LALLOA, and LAMSBD. One audience member recommended putting that info on our website.
 - g) Accessible website. Secretary Pickens will find out from Bobbi Nagle exactly what she will do – what the work entails.
 - h) Nutria update. The board is still interested in finding a way to control the nutria population. An audience member recommended Jacky Bentley (904-783-1630) and will provide a proposal from him.

VI. New Business

- a) Demand letter response. Treasurer Manly has collected \$1,223.42 of \$11,882.89 so far in late dues, fees, and finance charges. The last demand letter was sent August 17th certified return receipt. So far, six property owners have paid. Property owners have 45 days to reply.
- b) Summons. Chair Barrett received a summons from people who live on Hope Hull court. She will contact the attorney to find out what it's about.

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- c) Lake access for non-lake residents. A gentleman at the meeting asked if he could use the lake even though he is not a lake front property owner. He said he was under the impression that he could when he bought his property. Chair Barrett explained to him that he could not.

VII. Plans Approval

- a) Robbin & Sharon Kay Manly, 420 Wesley Road, submitted 8-16-18, replacing old bulkhead and adding 15 feet (still on property). Approved 8-20-18.
- b) Richard & Cheryl Frisby, 1097 Lake Asbury Drive.
 - i) Needs to be inspected.
- c) Richard Barrett, 235 Cokesbury Court. Dock and boathouse. Approved.

VIII. Adjournment

Chairman Barrett adjourned the meeting at 8:05 p.m. Seconded by Vice Chair Jones. Carried 5-0.