

# **Lake Asbury Lake Lot Owners Association Meeting Minutes**

September 17, 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 September 17, 2018 at Lake Asbury Community Center.

## **II. Roll call**

Present: Chairman Barrett, Vice Chair Jones, Treasurer Manly, and Secretary Pickens. Board member Ruiz was absent. The board reached a quorum of four.

## **III. Approval of minutes from last meeting**

- a) Treasurer Manly moved to approve the July minutes. Seconded by Chair Barrett. Carried 4-0.

## **IV. Treasurers Report**

- a) Vice Chair Jones moved to approve the Treasurers report. Seconded by Chair Barrett. Carried 4-0. Chair Barrett made a motion to approve checks 1351 through 1356. Seconded by Secretary Pickens. Carried 4-0.

## **V. Open issues**

- a) 245 Cokesbury Court.
  - (1) Duck pen. Chair Barrett will update the last letter sent to Ms. Dillon. She will send it to the board for a chop and mail to Ms. Dillon by first class mail.
  - (2) AirBnB, 245 Cokesbury Court, Ms. Ellen Dillon.
    - (a) Chair Barrett will send a cease and desist letter by first class mail.
- b) 107 Arthur Moore. Vice Chair Jones went to the address. He reported that Jason, from FWC, went to talk to Mr. Boyette about the harm being done to the wild fowl by feeding them. He will talk to Mr. Boyette's neighbors at 113 Arthur Moore and follow up with Jason from FWC before the next meeting.
- c) Behnken case. Completely resolved.
- d) Attorney search. Chair Barrett, Treasurer Manly, and Secretary Pickens interviewed several lawyers in order to find an attorney well versed in Homeowners association law that could be hired at the best fee for service rate possible. Vice Chair Jones made a motion to hire Mr. Kendrick, Kendrick Law Office, PLLC, 1817 Atlantic Blvd., Jacksonville, FL 32207, as the new attorney for the board. Seconded by Treasurer Manly. Carried 4-0. Chair Barrett will send Mr. Kendrick pertinent association documents. After hiring Mr. Kendrick, Vice Chair Jones will send a letter to Suzanne Quinonez about our decision to hire a new lawyer.

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- e) Letter to Sheriff Daniels. Vice Chair Jones sent the reviewed and approved letter to Sheriff Daniels.
- 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. Vice Chair Jones is developing a plan to trap and dispose of the nutria.
- i) Demand Letter update. Treasurer Manly reported that property owners have 45 days to September 24<sup>th</sup>.
- j) Records keeping. The board discussed the security status of the LALLOA file cabinet in the Community Center. A lock to the file cabinet, a lock to the office housing the file cabinet and a lock to the Community Center itself protect it.

### **VI. New Business**

- a) Trespassers. Board member Jones said that if LALLOA calls the sheriffs office to report a trespasser, the officer will write a warrant. For anyone else, they will verbally warn the trespasser. They requested a list of contacts to call them.
- b) Additional No Trespassing signs. After the board discussed the continuing problem with trespassers at the South Lake Asbury boat ramp area, Treasurer Manly made a motion to add an additional No Trespassing sign to the Tow Away Zone sign at the South Lake Asbury boat ramp, not to exceed \$90 in cost. Seconded by Secretary Pickens. Carried 4-0.

### **VII. Plans Approval**

- a) Fred and Barbara Broadwell, 214 Wesley Road. Elevated bridge from house to boathouse. It was determined that this structure will not block neighbors views of the lake and was approved.
- b) Richard & Cheryl Frisby, 1097 Lake Asbury Drive, bulkhead. Approved.

### **VIII. Adjournment**

Chairman Barrett adjourned the meeting at 7:48 p.m. Seconded by Secretary Pickens. Carried 4-0.