

Lake Asbury Lake Lot Owners Association Meeting Minutes

January 21, 2019

I. Call to order

Chairman Barrett called to order the regular meeting of the Lake Asbury Lake Lot Owners Association (LALLOA) at 6:35 p.m. on January 21, 2019 at Lake Asbury Community Center.

II. Roll call

Present: Chairman Barrett, Treasurer Manly, Member Ruiz and Vice Chair Jones. The board reached a quorum of four.

III. Approval of minutes from last meeting. Treasurer Manly moved to approve the December minutes. Seconded by Member Ruiz. Carried 4-0.

IV. Treasurers Report. Member Ruiz moved to approve the December Treasurers report. Seconded by Chair Barrett. Carried 4-0. After discussion with the board, A motion by Member Ruiz and seconded by Chair Barrett to approve checks 1377 to 1385. Carried 4-0.

- a) Delinquent payment update. Treasurer Manly presented an updated list of property owners who are behind in their dues. Since the Letters of Intent to Lien were mailed on November 30, 2018 to 19 delinquent property owners from Attorney Kendrick, 6 property owners have paid their balance and 2 have made contact with Chair Barrett with intent to pay. The current amount outstanding \$6,810.82.
- b) One of our delinquent property owners has involved his attorneys. He notified us in writing of the attorney's names. Our LALLOA attorney Mr. Kendrick, has been requested to contact that property owner's attorney, not the property owner, since attorneys have been involved. Additionally, two properties have been identified as vacant homes. Our letters have been returned with no forwarding address. Search efforts have been initiated to locate the property owners.
- c) Treasurer Manly discussed the possibility of moving \$30K from the checking account to the savings account to gain a better interest rate. She gained approval at the December meeting to make that transfer. However, since then Vystar advised her that it would be more advantageous to open a money market account. To do that, all the original paperwork to open the original account must be supplied. This next month, Treasurer will obtain the necessary documents, make an appointment at Vystar and make the transfer.

V. Open issues

- a) 245 Cokesbury Court - Air BnB. Last month it was voted and approved to refer this property to the attorney. Chair Barrett has sent that documentation to Darryl Kendrick so that he will send his Ceas and Desist letter.
- b) 245 Cokesbury Court - Duck pen. Pen is still standing bur no ducks seen in the pen, no proof.
- c) Fine Process. Tabled for a future project.

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- d) Signs – New HOA sign for 3 entrances & sign for ramps. Vice Chair Jones installed the new ramp signs in early December. He has planned to install the HOA Deed Restricted Community signs at the 5 entrances in the next few weeks.
- e) Website Improvements. Treasurer Manly and past Secretary Pickens met with Bobbi Nagle of Unicorn Web Development prior to the December meeting. Discussion included upgrading website to ensure ADA compliancy, improvement of the poor email service with unlimited storage, purchasing of domain name lalloa.com., ability to fill-in and submit LALLOA forms via the webpage and accepting on-line dues payments. This is an ongoing project in 2019. No update was available for this meeting.
- f) Nutria update. Vice Chair Jones has no traps out at this time.
- g) Using key cards instead of locks at the gates. Member Ruiz provided information at the December 2018 meeting. A conclusion was reached that this is not an affordable option for LALLOA.

VI. New Business

- a) 2019 Meeting Dates & Annual Meeting Date. The 2019 Meeting Dates and Annual Meeting Date were reviewed and approved.
- b) 2019 LALLOA Annual HOA Dues Payments. Treasure Manly reported that about 50% of the property owners have submitted their 2019 dues. There are 211 properties that remain unpaid. To date \$10,776 has been collected.
- c) Ramp Locks Change March 8. Agreement was reached with Knowells to come to Lake Asbury to change the Ramp gates. Member Ruiz volunteered to escort them to each gate and ensure they are changed. Treasure Manly will provide both Knowells and Member Ruiz with contact information.
- d) Assembly of 2019 Key & Decal Packages. Treasurer Manly is developing a plan to assemble the 2019 Key and Decal packages. Volunteers were requested to assist with the project. Volunteers included Chair Barrett, Marta Van Middleworth, Joyce Cottrell and Linata Rayfield.
- e) 2019 Key & Decal Package pickup. Agreement was reached that pickup for our property owners will occur on 3 Saturdays March 2, 9, 16 between the house of 9-2. Packages can also be picked up at the Monthly Meetings.
- f) Newsletter with 2019 Dues and Key & Decal pick up information. A drafted newsletter was reviewed and approved for mailing. This newsletter reminds property owners to pay their 2019 dues before the February 28 deadline, where to pick up their keys and decals as well as advising of the election of new board members in Spring 2019. This newsletter will be printed and mailed within the next 2 weeks.

VII. Plans Approval -

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- a) Trudy & Brian Sowers, 714 Hazelwood Court, pool deck remodel with pergola, seating wall and fire pit. The plan needs to be reviewed on site. Board member Ruiz is point on this.
- b) Jeff Evans, 264 Wesley Road, replacing bulkhead, new dock house. Vice Chair Jones will get with him.
- c) Presented at meeting: Robert Graham, vacant lot between 492 Wesley and 229 Candler Court, bulkhead & retaining wall. Vice Chair Jones is point on this.

VIII. Adjournment

Chairman Barrett adjourned the meeting at 7:30 p.m.