

# Lake Asbury Lake Lot Owners Association

## Board Meeting Minutes

July 15, 2019

Location: Lake Asbury Community Center (Next to the Branscomb Rd Fire- Station)

Meeting Start Time: 6:30pm

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1. **Call To Order:** (Debbie Barrett) Start: 6:37pm
2. **Roll Call:** (Mark Wantage)
  - Present: Debbie Barrett (Chair) Kay Manly (Treasurer) Brian Ruiz (Member) Mark Wantage (Secretary)
  - Not Present: Russell Jones (Vice Chair)
3. **Approval of Previous Meeting Minutes:** (Debbie Barrett)
  - Corrections to June meeting minutes: Change McKay to Manly as referencing Treasurer Manly, Change Melodie Pickens to Michelle Douglas as referencing recent past Secretary
  - Vote to approve as amended: Manly, 2nd: Ruiz, Vote 4-0-1
  - Vote to approve April, 2019 meeting minutes: Barrett, 2nd: Manly, Vote: 4-0-1
4. **Board Chair's Opening Comments:** (Debbie Barrett)
  - New Digital Projector: Donated by **Paul Johnson** and **Paul Pierce** On behalf of the community, the Board thanks Mr. Johnson and Mr. Pierce.
  - Monthly Organizational meeting (July 11):
    - Attendance: Debbie Barrett, Kay Manly, Brian Ruiz, Mark Wantage
  - Orientation for new Board Secretary (July 9):
    - Attendance: Debbie Barrett, Kay Manly, Mark Wantage
  - Board members have agreed to meet the Thursday before each scheduled Board meeting in order to prepare the agenda for the monthly LALLOA meeting
    - Thursday @ 6:30 in the Community Center.
5. **Treasurer's Report:** (Kay Manly)
  - Approve expenditures (checks) as presented: Ruiz, 2nd: Barrett, Vote: 4-0-1
  - Approve report as presented: Ruiz, 2nd: Barrett, Vote: 4-0-1
6. **Planned Events:** (Debbie Barrett)
  - Boating Safety Course: (Russ Jones)
    - July 30, 2019 (Tuesday) 9:00am - 4:00pm @ Lake Asbury Community Center
  - Clay County Commissioners Meeting with Lake Asbury area public: (Debbie Barrett)
    - August 8, 2019 (Thursday) 7:00pm - 9:00pm @ Lake Asbury Community Center
  - Proposed Fall Festival or Family Holiday Night: (Debbie Barrett)
    - TBD:
  - Asked meeting attendees their opinion:
    - Saturday Holiday travel/family time busy, After turkey day, Football conflicts,
    - Family nite?: Conflict with football season, not so kid focused, more kids families moving in. Get Winn-Dixie support (4 weeks prior talk to manager), National Night-out Participation (Tuesday Aug 6) also need to avoid conflict with the Hendrey's cane grinding party
7. **Carryover business from previous month agenda:** (Debbie Barrett)
  - Water Testing: FEPA has not responded back to our responses to their original request.
8. **New Business:** (Debbie Barrett)
  - **Construction Rules Enforcement: Ruiz**
  - **Construction Site Visit** Ruiz expressed not all members of the community are aware of or concerned with following the established covenants and rules for construction within the community. There are many construction projects completed or in progress were the owner has not gone through the approval process.

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- Ruiz requested community input for making the covenants, rules, and approval process known to all in the community. The goal is to have all projects falling under the purview of the community association follow the proper approval process.
  - **Open discussion with members in attendance.** Summary of comments made:
    - Establish an effective fine process, demand demo of non-approved project, better informed membership, allow for post construction approval, Include a small fine for such a post construction approval, "Is county permitting process aware of LALLOA requirements?", \$100 fine will not stop violators, some feel no county approval is required for construction/ renovations, Implement a \$25/day fine for violation, Get information to the residents. Summarize by-laws, covenants, and rules for ease of use, create a Q&A section for rules and by-laws. Ask county to add a requirement to include LALLOA Board approval as apart of the county process, Is there a new neighbor welcome package?, Get info out to membership.
  - **Communication and Visibility**
    - Establish Committees: Board will begin seeking people to be on the committees, encourage all to get the word out to the community.
      - Rule/Code Enforcement
        - a. Assign Board member as Committee Chair
      - Construction (Plan Approval)
        - a. Assign Board member as Committee Chair
9. **Public Comments:** (*Debbie Barrett*)
- **Submitted/ Written Questions or Comments**
    - No Submissions
  - **Open Session** (*Time Limit: 3 minutes per person please*)
    - Dog pooping by lake on property
    - Neighbor is feeding Muscovy ducks. Fish feeders spraying on ground and water. Arthur Moore Drive.
    - Is feeding allowed? Can ducks be moved. Worried about e-coli. Is this considered a nuance?
      - Barrett: Feeding fish is allowed. In past south lake had been overrun with Muscovy Ducks. Water contamination and e-coli forced the closure of the community area. Board hired a trapper to remove. The Muscovy is not protected and is considered a nuisance animal and can be chased off or removed from where they are not wanted.
      - Unsweetened Grape Kool-Aid sprayed around will deter.
      - **Mr. Jacob Vahouten** provided internet search information confirming grape juice has effective duck repellent properties. The information provided brought consensus of meeting attendees wanting to test the use of grape Kool-Aid to repeal Muscovy ducks.
      - Barrett said a letter will be written to the neighbor concerning the duck (feeding) issue.
10. **Construction Plan Proposals:** (*Russell Jones*)
- No New Business
11. **Adjournment:** (*Debbie Barrett*)      Called at 7:33pm