

Lake Asbury Lake Lot Owners Association Board Meeting Minutes

February 17, 2022

*Meeting Scheduled Start Time: 6:30pm

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

All in attendance are asked to follow CDC COVID-19 recommended protocols and practice social distancing.

Call To Order: (Bentley) 6:35 pm

- **Pledge of Allegiance to the Flag and Opening Comments**

- **Roll Call**

- | | | | |
|------------------------------|------|-----------------|------|
| ○ Mark Wantage (Chair) | ABS | ○ Chris Russell | Here |
| ○ Kay Manly (Treasurer) | Here | ○ Brian Ruiz | ABS |
| ○ Chris Fuhrman (Secretary) | ABS | ○ Troy Rankin | Here |
| ○ Jacky Bentely (Vice Chair) | Here | | |

- **Approval of January Meeting Minutes**

- Motion to approve: Bentley, 2nd: Manly; Vote: 3/0/4, Motion approved

- **Treasurer's Report (Manly)**

- Treasurer's Report including Account Activity
 - Motion to approve: Bentley, 2nd: Russell; Vote: 3/0/4, Motion approved
- Bank Activity
 - Present checks 1614-1620
 - Motion to approve: Manly, 2nd: Bentley; Vote: 3/0/4, Motion approved
- LALLOA Member Annual Dues
 - Mailing of Annual Statements will be delayed until after the vote on the MRTA Revitalization.

- **By-Laws and Covenants (Manly)**

- The Marketable Record Title Act (MRTA) – Manly provided following update
- Initial Mailings will include Unit 8 and Unit 2B
- Motion was made by Bentley and seconded by Manly approved by all - to approve a budget of \$3000 to cover the following items: Emails \$450, Printing \$2000, USPS \$500
 - LALLOA Website (Lakeasbury.net) has been updated. Cost \$60

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- Updates include inserting a map of units and links to our attorney's website for each unit/bubble. The Q & A document is also easily accessible.
- Intro Letters have been updated and approved by our attorney.
 - These letters are customized per unit/bubble.
- The Property Owner List has been updated and given to our attorney to update on the website.
- Strategy
 - Work smaller units first
 - Time Limit is 60 days from first signature in each unit.
 - A motion was made by Bentley and seconded by Manly with an all in favor vote to approve use of Yard Signs to remind property owners to return the consent forms. Cost \$90 approx. for 5 signs that can be moved and reused
- The volunteer Committee Members need to be notified before any emails or USPS mails are issued. - assigned to Manly
- Cost Estimate for for email service, printing and USPS
 - Email by our vendor includes 10 separate distribution lists with a minimum of 2 mailings to each list. Reporting includes reporting bad emails and the quantity of emails opened. Cost \$450
 - Printing - 2022 cost estimate \$2000; 2021 was \$1700
 - Will need to have a printed quantity of each of the 10 Intro Letters and 10 Consent Forms on hand.
 - Legally we are required to print and mail via USPS to all property owners who did not return a signed Consent Form.
 - We have 332 email addresses registered
 - USPS Mail Cost - \$512 estimate for 200 packages

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- Varies with weight and address. Can be bulked mailed but with that service delivery can be delayed 2-3 weeks impeding on our time limits
- To mail a 30 sheet package with envelope First Class Mail to a 32043 zip address is \$2.56. Cost of the envelope is a separate line item.
- **Carryover business:** (Bentley)
 - South Lake Ramp Dock
 - All American Marine is in the process of replacing the deck boards at no cost to the community. They already did the dock at the Lake Asbury ramp. Huge thank yous to this generous community contribution by Lanity Raiford and Michelle Douglas.
 - Repair/Replacement of Ramp Gate at Lake Asbury
 - Received estimate from Specialty Enterprises to repair the gate for \$2400 or to widen and replace at \$3800. Last month a motion was made to approve the replacement costs. This past month Bentley finalized plans with Specialty Enterprises and communicated with LAMSBD of the changes which includes moving the corner posts to widen the ramp by almost 2 feet and replace the gate with a cantilever gate.
 - Election of Board Members:
 - Vote occurs in May at the Annual Meeting. Ballots are mailed in late March/early April.
 - Up for election in 2022 is Ruiz, Rankin, Russell, Bentley
 - Resigning this year is Ruiz and Rankin
 - Need volunteers from community to run for board
 - Collection of Annual Dues;
 - Discussion: Legally cannot collect LALLOA Annual Dues until MRTA has been certified by the State of Florida
 - Operating expenses are needed for lights, mowing, insurance and operating expenses
 - Discussion to follow with alternatives after discussion with options with our attorney

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- **New Business:** (*Bentley*)
 - Fireworks – Ryan Allan, a South Lake property owner, is in communication with Russell. He has offered to provide a fireworks show like last year on Labor Day. Concern by an audience member that Labor Day is not a listed allowable date for fireworks with the State of Florida Fireworks Statutes. Room was polled and the majority wanted the fireworks show to proceed. Russell will research and follow up with this project,
 - Current file cabinet is unrepairable. New purchase is needed. Manly was able to find on CraigsList a 5-drawer horizontal locking cabinet in good condition for under \$100. A motion was made seconded and approved by all to provide Manly with a \$100 budget to replace the current cabinet.
 - Wantage is developing a communication to be issued to all property owners to identify 2022 annual dues will not be collected.
 - **Plan Review Committee:** (*Brian Ruiz: Committee Chairperson*)
 - Darrell & Dorothy Crawford - 260 Lake Asbury Dr
 - New Dock – approved by Chris Russell
 - **Public Comments:** (*Bentley*)

The following are questions submitted during the public question/answer.

 - Bumgardner - Getting taxed for 2 lots when only 1 waterfront lot is owned. How do I get this corrected?
 - The Property Owner left before the question could be answered. Manly will contact Bumgardner and suggest he contact the Clay County Tax Collector.
 - **Adjournment:** (*Bentley*) **7:42 PM**
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