

# Lake Asbury Lake Lot Owners Association Board Meeting Minutes

March 21, 2022

\*Meeting Scheduled Start Time: 6:30pm

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

**Call To Order:** (*Mark Wantage*) **6:30 pm**

- **Pledge of Allegiance to the Flag and Opening Comments** (*Mark Wantage*)
- **Roll Call**
  - Abs - Mark Wantage (Chair)
  - Kay Manly (Treasurer)
  - Abs - Chris Fuhrman (Secretary)
  - Jacky Bently (Vice Chair)
  - Abs - Chris Russell
  - Abs - Brian Ruiz
  - Abs - Troy Rankin Called into meeting for voting of the motions
- **Approval of February 2022 Meeting Minutes** - Motion by Bentley, Seconded by Manly, Approved by all present
- **Treasurer's Report** (*Kay Manly*)
  - Treasurer's Report of February Account Activity - Motion by Bently Second by Manly approved by all
  - Checks to Approve # 1621 through 1625. Motion by Bently Second by Manly approved by all
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- **Bylaws and Covenants:** (*Mark Wantage*)
  - MRTA - Revitalization Project Updates (*Manly*)
    - 03/11 Emailed all in Unit 8 - 24 units 12 with email addresses on file
    - 03/12 Emailed all in Unit 2B - 25 units 20 with email addresses on file
    - Have received few signed Consent Forms
    - Reminder letter will be sent 2=3 weeks following the initial email
    - May need to resort to door knocking
  - Lake Lark Updates
    - At last contact with Doug Jones, he said that the church was delaying sell of the property so that they could focus on the youth summer camps
  - LAMSBD Updates

- Alton Davis was at the meeting and gave a brief summary. They are working on research of the firm that responded to the RFQ. Five positions are up for vote in November 2022 but to qualify, the paperwork must be into Clay County June 16
- **Carry Over Business:**     *(Mark Wantage)*
  - Delay of Collection of the 2022 LALLOA Annual Dues - needs to be announced to our property owners
    - Wantage is drafting a one page explanation that can be mailed to the property owners. He needs feedback from the board
  - How do we collect funds in 2022?
    - Discussion was tabled pending the completion of the elections for the new board
  - Replacement of Gate at Lake Asbury Ramp - work completed Thank you Jacky Bentley
  - Election of Board Members
    - Ballots need to be mailed 2nd week in April - Manly will coordinate this task
    - Do we have any new members wanting to run for election - Had no volunteers at the meeting. Board members will search for potential people that would volunteer
    - Russell & Bentley are to be on ballot
    - Ruiz and Rankin are not rerunning - their seats are open
  - Fireworks - Labor Day - show put on by Ryan Allen gratuitously
    - Chris Russell is coordinating to obtain a Certificate of Insurance naming LALLOA and to notify our members
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- **Plan Review Committee:**   *(Jacky Bentley)*
  - Nothing to report
- **New Business** *(Wantage)*
  - Lake Watch reporting & Algae in Lake Asbury -
    - UF reported the following:
    - Walt Giebeig spoke with Brian Davis with FDEP today. He said he has good news and bad news.
    - Looking at the pictures I sent him he said that they do not have any health concerns with the algae bloom that's in the north lake. It is called Filamentous Algae and is not harmful to humans. I read up on it a little it looks like the algae is growing in response to nutrients that have washed into the lake, so excessive growth of algae may indicate that there are other pollutants that also have washed into the water.

Now for the bad news. They can't do anything about it bc we are a private lake and it is the HOA's responsibility to take care of it. He recommended us contacting a consulting firm like.....Lake doc's or Aquadic Inc. to treat the lake for Algae.

- Looking at the recent results of the lake samples both lakes are significantly higher in Phosphorous, Nitrogen and Chlorophyll(see examples below. I compared around the same time of year but back in 2007 when the last samples were taken. The avg are out to the side(huge difference)). This goes hand in hand to why the Algae bloom may be exploding. Why is there such an increase and where is coming from? I would not think that the community is using that much more fertilizer on their yards then what they were using 14yrs ago. Is it because of all of the construction and earth moving that is going on around us that is releasing it and then it is getting washed into the lake (I don't want to assume)?

- The spare lock was put on the LA Ramp gate in a daisy chain fashion as that lock no longer works 100%. A new lock is needed if the old one can't be repaired. Bentley will work to on a solution to removing the old lock as it is welded to the chain and not easily removed.
  - 2021 Report of Income and Expenses
    - Pending response from the CPA
  - Annual Meeting May 10 - needs to be planned (food & speaker)
    - Still need a volunteer to coordinate this meeting
  - Ladies Activity Club Updates (Manly)
    - Picnic and Kite Flying event held March 27 - families that came had a really good time and asked for more activities like this on.
    - Earth Day Cleanup - Scheduled for April 23
    - Tee-Shirts and other LA Gear to be sold at events
  - **Public Comments:** (*Wantage*)
    - Jan Workman offered to help with the MRTA project
  - **Adjournment:** (*Wantage*)
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