

Lake Asbury Lake Lot Owners Association Board Meeting Minutes

November 21, 2022

*Meeting Scheduled Start Time: 6:30pm

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

Call To Order: (*Barrett*)

- **Pledge of Allegiance to the Flag and Opening Comments** (*Barrett*)
- **Roll Call** All board members present
 - Debbie Barrett (Chair) ○ OPEN
 - Jacky Bentley (Vice Chair)
 - Mark Wantage
 - Kay Manly (Treasurer)
- **Welcome Message - (*Barratt*)**
 - Empty seats on Board - No volunteers at this time
 - This is Jacky Bentley's last meeting as he is resigning his position on the LALLOA Board. A warm appreciation is extended to Jacky for all the work he has performed untiringly over the years during his tenure on the board. His leadership will be missed.
- **Approval of Sept, 2022 Meeting Minutes (*Barrett*)**
 - Review and approval of the September 19, and October 2022 Meeting Minutes
 - Motion made by Manly, Seconded by Wantage and all approved.
- **Treasurer's Report (*Manly*)**
 - Treasurer's Report of October Bank Activity
 - Checks to Approve #s 1671 Unicorn Web Dev & 1671 Clay Electric
 - Motion made by Barrett to approve, Seconded by Wantage and All Approved
- **Bylaws and Covenants - MRTA Revitalization**
 - Status of reports from DEO and conversations with Attorney:
Attorney advised the board that the State of Florida DEO denied the submissions for Units 8; 2B; 1, 2, Replat 1; 1A, 2A, Replat 2. DEO reported that a new rule had been created that now stipulates all property owners must receive paper copies of their documents. Consent Forms generated from emailed documents would no longer be accepted. This new rule with the deinals means that LALLO would be required to print and mail all materials to all homeowners in the denied units.
With that said, due to financial constraints, the board asked the attorney to consider other options. Of concern was the project's financial drain on LALLOA's bank account. A presentation outlining the history of the MRTA Revitalization process, including the 2020-2022 financial reporting, and the options discussed with the attorney, was

reviewed by those in attendance. (It is attached to these minutes.) The options considered include:

1. Continue to work through the Revitalization Process to reestablish LALLOA as an HOA with enforceable Restrictive Covenants
2. Stop the Revitalization process and reform as a voluntary HOA/Civic Association
3. Form a new Entity/Organization under the LALLOA umbrella to manage secured access to the Lakes and collect income from charging for keys to the boat ramps until such time as the MRTA Revitalization process is completed.

Option 3 was accepted at the November meeting with majority support of those attending and of the board. Manly was charged with developing a charter and other necessary documents and submitting them for review by the board and subsequently to the attorney. Once developed, it will be shared with the community.

NOTE: The LALLOA By-Laws (Article XI) provides an ability to the board for the formation of clubs/organizations. A vote by the Board would put this new entity in place.

- **Lake Watch, Weed Control & Storm Water** (*Wantage & Giebieg & Clemons*)
 - Lake Watch Report - Clemons, Giebieg & Pence - Volunteer Project
 - Clemons & Pence reports they continue to pull samples for UF and are waiting for response on the previously submitted samples. The last reports from UF were from March 2022. Clarity reported in South Lake was only 4 feet while North Lake was 12 feet. Could be that the additional weeds in Lake Asbury could be providing more filtration.
 - Weeds & Algae - Responsibility of LAMSBD
 - Clemons & Pence reports South Lake has not as many weeds as Lake Asbury which is overrun in some of the fingers.
 - LAMSBD is looking into 3 different companies to possibly work weed control in Lake Asbury. Companies include Solitude and Aqua Gentic. Dollars and action plans are being discussed.
 - Approval is being worked on with FWC for adding grass carp to Lake Asbury. Tim Ley must complete adding a barrier to the LA Kettles to ensure the carp cannot leave the lake via the kettle. Once that is completed, a permit can be submitted. Care will be taken to not add to many carp as has happened in the past.

- The permit from FWC for combating the weeds must be amended to include all weeds found in the lake. If the permit does not list a specific weed, then the company is not permitted to treat it.
 - Storm Water - Wantage meeting with County Manager - Volunteer project
 - Wantage reports that a separate watershed study is being created for the Lake Asbury area separate from the rest of the county. In February an update will be provided to BOCC and all are asked to attend.
- **Carry Over Business:** *(Barrett)*
 - The Lakelighter - Barrett will create the next article
 - LAMSBD - Trustee Wantage reported that the grant process is continuing. The cost of the dam project has yet to be determined. The board has received input from some community members who want projects for dredging and weed control to happen in the next 1-2 years.
- **Plan Review Committee:** *(Bentley)*
 - Since Bentley resigned tonight, he no longer will serve on this committee. We had offers from Mike Bunn and Tim Ley to join this committee. A board member will also be needed to serve. Looking for new members at the January 2023 meeting.
- **New Business** *(Barrett)*
 - No Wake Zone signs in fingers – Tabled any discussion for this meeting til 2023.
 - Budget 2023 needs to be developed - Manly land Barrett will get a draft created
 - Ladies Activity Club Updates *(Manly & Barrett)*
 - Next Event Status - Christmas Event Dec 17
- **Public Comments:** *(Barrett)*
 - Floating docs outside the 15 foot boundary continue to be an issue. Three have been reported on Lake Asbury. Status of South Lake is unknown.
- **Adjournment:** *(Barrett)*
 - Decision was made due to timing of review of the Option 3 papers with the attorney and the December's meeting closeness to the Christmas Holiday to cancel the December Meeting. Updates will be provided at the January Meeting. Treasurer was allotted \$500 to cover necessary billing (i.e. electric, emergency repairs).
 - Meeting adjourned at 8:12

