

# Lake Asbury Lake Lot Owners Association Board Meeting Agenda

April 15, 2023

\*Meeting Scheduled Start Time: 6:30pm

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

**Call To Order:** (*Barrett*) 6:32pm

- **Pledge of Allegiance to the Flag and Opening Comments** (*Barrett*)

- **Roll Call**

- Debbie Barrett (Chair)
- Mike Bunn (Secretary) ABSENT
- Mark Wantage
- Kay Manly (Treasurer)
- Danny Hedberg
- Bill Schoenberger

- **Welcome Message - (*Barratt*)**

- Do we have any volunteers for the open position?
  - YES, Patricia Smith of Lake Asbury Dr offered to serve on the board. She was welcomed to the board immediately.
  - LALLOA now has 7 members on the board.
- A brief discussion was held concerning the 4 organizations that support the Lake Asbury Community. Document is attached to these minutes. In Social Media it is apparent that LALLOA and LAMSBD are often confused. They each have very specific and different roles and responsibilities and this was reviewed.

- **Approval of prior Meeting Minutes** (*Barrett*)

- Motion made for approval of the March 20, 2023 Meeting Minutes by Manly, seconded by Schoenberger, approved by all.

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

- Treasurer's Report of March 2023 Bank Activity Motion to approve by Wantage, seconded by Barrett approved by all
- Checks to Approve #s 1694 - 1700 Motion to approve by Barrett, Seconded by Hedberg, approved by all
- The 2023 Budget Final reading - motion to approve by Wantage, seconded by Barrett, approved by all

- **Bylaws and Covenants - MRTA Revitalization & LLOAPO Projects** (*Manly*)

- MRTA Revitalization - Project to revitalize with DEO remains suspended
  - Considering the quantity of people in attendance that were unfamiliar with why LALLOA developed the option of forming a new organization, we reviewed the

presentation from the November meeting. That presentation is available on the website.

- The new Lake Lot Owners Access & Privacy Organization Charter was approved at the February meeting, signed and notarized at the March Meeting and subsequently filed with Tara Green Clerk of Clay County Court.
- The Notice of Fictitious Name has been filed, Sunbiz updated and Vystar can now accept Checks made out to the new organization.
- QuickBooks has been adjusted to specifically identify club fees allowing for itemization accounting of income (all monies collected are identified by specific categories).
- Production of the Motorized Vessel Pass has been completed, cards are printed. Keys have been made. Key packages can be collected at the May 13 LALLOA Annual Meeting.
- The Membership Notice Package was mailed April 11, 2023 to all lake lot property owners.
- The ramp gate locks will be changed on May 22nd.

NOTE: The LALLOA By-Laws (Article XI) provides an ability to the board for the formation of clubs/organizations. A vote by the Board is required to put this new entity in place which will operate as a 'sub-set' of LALLOA.

- **Lake Watch, Weed Control & Storm Water** (*Wantage & Giebieg & Clemons*)
  - Lake Watch Report - Clemons, Giebieg & Pence (Volunteer Project)
    - No new reports at this time
  - Weeds & Algae - Responsibility of LAMSBD
    - Pence was available to discuss LAMSBD's weed project. They are in contract negotiations with Stone Aquatics Weed & Algae Removal Co., to extract the floating weeds (hyacinth, leaf lettuce and duckweed). The issue is what to do with the weeds once extracted. Once this final issue is resolved the contract can be signed.
    - In March 2023 Carp were added to the lakes. Per Pence the minimum amount was added.
  - Storm Water (Wantage) Volunteer Project
    - The project causing the detour on Henley at Cokesbury is still in progress. A new piping system box is being installed between the pond in front of LA Baptist

Church and the pipes running into Lake Asbury. Currently there is no drainage from the pond, all of the intake pipes have been plugged until completion of the project.

- **Carry Over Business:**      *(Barrett)*
  - The Lakelighter - Need to determine what will be the content of the next article? Due date?
  - LALLOA Annual Meeting May 13
    - Invites sent with the April 11 letter to all property owners.
      - Agenda includes Learn about the new Lake Lot Owners Access & Privacy Org.; Pick up your Membership Packet; Meet and Greet with Commissioner Kristen Burke
      - Saturday May 13 Noon
  - Floating Docks – One of the docks is being brought into shore when not in use which solves the problem with one of the docks. An address will need to be obtained for the other floating dock. Barrett working on a solution.
  - No Wake Zones in Fingers - Mike Bunn is pricing floating buoy NO WAKE signs. As he is not available at tonight's meeting, discussion will be delayed for the next business meeting.
- **Plan Review Committee:**   *(Board Chair: Bunn)*
  - Mike Bunn and Tim Ley are on this team
  - No applications to discuss
- **New Business** *(Barrett)*
  - Chain at the north Gate needs to be welded/fixed to the fence to prevent it walking off. Hedberg to take this task.
  - Ladies Activity Club Updates *(Manly & Barrett)*
    - Next Event Status - Earth Day April 22nd, will be a neighborhood trash pickup day. All property owners are encouraged to pick up their own property and if their time permits also pick up trash in the neighborhood.
    - Ladies Club Flea Market - April 29
  
- **Public Comments:**    *(Barrett)*

Names and specific questions were not collected. We had a free form discussion with the attendees.

- Remarks were made that the February Financials were missing from the website. Response: Board will investigate why that document is not available.
- Remarks were made concerning the requirement to be a full member to operate a motorized boat on the lakes - some for and some against
- Remarks were made concerning the tone of the information in the package - some felt it was not open and friendly, others disagreed. The board noted this and will strive to always be open and engaging in their communications.
- Remarks were made that the LALLOA letterhead stationery used in the last mailer had the phrase “your lakefront HOA” as a footnote. Response: That was a mistake and it will be removed in further communications.
- Remarks were made that the \$100 fee for Full Membership was too high - Discussion was held that considering the membership is voluntary and the fees collected need to cover the 2023 Budget, the risk of not collecting from all property owners warranted the \$100 fee. Historically volunteer fees are not well collected. Remarks were made that the fee should be \$50 for all rather than \$50/\$100. - Some agreed stating it appears people with full access will have a 100% increase. Others felt the voluntary fee schedule was satisfactory.
- Remarks were made that the signs at the entrance need to be removed if they do not accurately reflect the status of LALLOA. This will be brought up and discussed with the LALLOA attorney.
- Remarks were made questioning the legality of the board forming this new organization and charging fees for membership. Response was that LALLOA has been advised by our attorney to form the new organization to fund LALLOA’s expenses. The attorney will be and is involved with all activities forming this organization.
- Remarks were made questioning the accounting of any received funds. Will the funds be collected in a separate account, will the funds be separated from other income, will the collected funds be used to pay LALLOA’s bills; will any of the funds be used to pay for MRTA revitalization. Response was that the funds will be credited in Quickbooks in a category to separate those funds from other income. The dollars will be totally traceable within Quickbooks. The monies will be deposited to LALLOA’s account to pay for bills incurred with the running of LALLOA’s affairs.
- There were no other solutions proffered to the board from the lake lot owners attending.

- **Adjournment:** (Barrett) 8:17 pm