

MINUTES
Lake Heron Board Meeting.
September 11, 2023

Call to order: 6:30 PM Clubhouse and combined Zoom.

Present at the meeting: Max Saus, Ron Bowman (via Zoom), Tiffany Wells, Mark Cravens, Linn Torres **Quorum Established.**

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: Tiffany motion to waive reading, 2nd Max.

Committee Reports

Finance- Max Saus asked John Copeland to report. Increasing yields on CDs, Q4, 2023 will involve reinvestments. Current CDs approximately 4.5-5%.

Proposed budget by finance committee presented. Pressure washing proposed for every other year (2023, 2025, etc.). Roof replacement anticipated to begin 2028/2030. October meeting will have posted budget. November will be final budget. Proposed dues to remain at \$232.00/mo/unit.

Treasurer- Tiffany Wells. April 2023 Budget \$23,725.35, spent \$22,379.39, \$1,345.95 under budget.

Grounds/Irrigation- Angela Hester. Nothing new.

Architectural Control- Rachael Powers, nothing new.

Clubhouse- Angela with UPI. 1 reservation in September.

RV Parking- Max Saus. 1 open spot available for rent. No problems.

The Park Team- Linn Torres- no problems. Minor brick work on the walkway started.

Parking Enforcement-Linn Torres. Nothing new.

Social Committee- Tiffany Wells. June 24th Barbeque night attended by 63 residents. Upcoming pickleball clinic, Sat. Nov.11th, 9-11 a.m. Bring paddles, water and chairs.

Welcome Committee- Tiffany Wells. 2 new owners and one new rental. 2 units up for sale.

Old Business:

Tennis court usage. All looks good and courts are being utilized.

Lake Heron sign painting. Still in process. Mention of painting by glass/ notice boards to review as well.

Park Trail upgrades. Pressure wash bricks, re-sand. Estimate is appx. \$200.

Pool Repairs: New injection system installed.

Lake Heron property transfer for the Lake Floyd brick wall approved for swap. President/Vice President motion to sign. Max motioned, Mark 2nd, Unanimous approval.

Lighting Standard: Linn and Mark to work on revision to present later.

Peacock removal and new regulation. Steps for residents to pursue for any new regulations/votes was presented. Available now from Angela @ UPI.

New Business:

Resolution on the FGUA Easement. The Board of Directors and its officers may authorize and execute a right of way utility easement with Florida Governmental Utility Authority and the board's President or Vice President are authorized to sign the easement documents for the association. Motion to approve by Max, Tiffany 2nd, Unanimous approval.

WIFI/TV usage with clubhouse rental. Tabled for after this meeting to discuss with residents at meeting (see below).

Repairs to brick wall on Lake Floyd. Estimate to be pursued by Max.

Irrigation Expenses. Research needed on timer replacement costs.

Waste Connections. No garbage collection covered by HOA dues. Residents are to contact Waste Connections directly for pickup/invoicing. 727.847.9100

Adjournment: 7:21 p.m.

Next Meeting: October 9, 2023.

Discussion to clarify parliamentary procedure that HOA boards must follow for the board to discuss matters on the agenda was presented before the official meeting, then to open for resident questions, concerns and input at the end, during the designated 15 minutes. Also, residents can submit items to discuss in future meetings to our UPI Property Manager, Angela Hester, at ahester@univprop.com.