Joint Board of Directors HOA Meeting

LV1 and LV2

November 18, 2018

Opening

The Joint Board of Directors Meeting was called to order at 2:00 p.m. by LV2 President John Rogers. The members were led in the Pledge of Allegiance by LV1 President Mark French. President Rogers led the members in a prayer.

Present

LV2 – President John Rogers, Vice President John Marsino, Secretary Tammy Neal, and Director Linda Del Gallego.

LV1 – President Mark French, Secretary Karen Deitemeyer, Director Connie Hinton, Director Jim Banks, Treasurer Carol Timko, and Director Camilla Sullivan.

Minutes

A motion was made and seconded to approve the minutes from September 23, 2018, meeting as presented. The motion passed by acclamation.

Treasurer’s Reports

The Treasurer’s report for LV1 was read and approved. The report for LV2 was unavailable.

New Business

Both Presidents Rogers and French met with the new park manager recently.

President Rogers spoke about the following:

\* The construction on Ellis Road is progressing and there is a lot of traffic associated with it on John Rodes Boulevard.

\* The badges for entrance into the pool area have been de-activated. You must go to the office to get a new one. They are working towards making all the buildings where you must use a badge to gain entrance.

\* The security cameras are being looked at to be replaced to have better resolution on the images.

\* Storm drains should be scheduled to be cleaned during this dry season.

\* If you plan on being out of town for the holidays, let your neighbors know so that your mail can be picked up and someone can keep an eye on your house. This is for your safety as well.

\* Gates at the entrances would be a deterrent. Brevard County Sherriff does drive through the park throughout the day and at night.

\* If you walk – either your dog or for your health – please do not wear dark clothing at night. Try to carry a flashlight too. Again, this is for your safety.

\* We still have parking issues in the street. The streets are narrow and emergency vehicles will not be able to get through. Also, please do not park too close to the corners as this causes visibility issues.

\* Membership applications are available for both organizations.

\* If you have a question, we will do our best to get answers for you. Provide your name and lot number so that we can follow-up with the office.

President French spoke about the following:

\* ADA access for the Carriage House would require an expensive retrofit to accommodate the doors, restrooms, etc. It would be more cost effective to replace the building within the next 2-3 years to meet building codes.

\* There is still insufficient parking for the building as well. More parking, including handicap parking, is needed for the amount of activity here.

\* All the drains need to be cleaned to include the cul-de-sacs. It was suggested that the grounds maintenance begin this during the dry season. Poor drainage has been an on-going issue for many years.

\* The Ellis Road project does not include a noise barrier wall. Their contention is that the height of the overpass will be to the west of us and the noise will ‘go over’ Lamplighter. We will wait to see. Also, the plan is to widen Ellis Road to four lanes.

\* Please do not feed the feral cats, and they will go away.

\* Notices are sent to your home HERE. According to F.S. 723.027 notices can be sent to a second address if you provide the address in writing. We are working with the office on this issue as their corporate policy does not take precedence over Florida law. Notices posted on doors also let outsiders know that no one is home.

\* Cameras need to be looked at to insure they are working properly.

\* Membership needs to increased. We are coming into negotiations and we need your support. He explained the process on researching other parks and the amenities that they provide. When we go into negotiations, we need to have ideas on what we would like in the contract. Cal-Am will make money; some increased costs are out of their control. But we can ask for items that are important to us, i.e., drainage, lights, tree trimming, etc.

\* Elections are coming in February for both Boards. If you are interested in becoming a Board Member, please contact someone. Connie Hinton was nominated to become an elected Board Member for LV1.

Open Discussion

\* There was an incident at the last meeting and security patrol was called in to assist. It was noted that appreciation should be shown for their attention to the situation.

\* It was asked about adding cable television to the rent increase. This will depend on the options chosen to add to our negotiations.

\* It was asked why the details of the Treasurer’s report were not included in the minutes. As the minutes are uploaded to the web page once drafted and approved, it was unsafe for the organization’s financial status to be posted for the public (and unsavory characters) to be aware of.

\* Will there be more lights installed at the tiki bar? We can check on that, as well as more lighting for the pool area.

\* How many cars are allowed for each residence? We can look into that with the office. If you would like to add to your driveway, you must clear it with the office and it must match the existing.

\* There are lights out on Lamplighter Drive that should have been repaired. The light pole in your yard is your responsibility to fix.

\* Long lake water is very low due to the construction on Ellis Road. The water table will return to normal as the construction proceeds to move along.

\* It was mentioned that the maintenance crew goes too fast and misses a lot in front of homes. The entrances look great though! Please fill out a concern form, take to the office and have them sign and provide you a copy. Then you can follow up. Crews are only mowing every other week as we are in the dry season.

\* Everyone wants the place to look nice. Homes that are in bad condition are being sent letters to encourage them to maintain them and the issues are being addressed. Several years ago, there was a volunteer group that would assist homeowners who were physically unable to maintain their homes. It has since dissipated.

\* Neighbors should be helping neighbors.

\* Please pick up after your dogs when they do their ‘business’ – it is your responsibility. Be a good neighbor.

\* It seems like the lawn crew does their job backwards – mowing should be done BEFORE the weed eater comes through. The supervisor should be following and monitoring the work.

\* It was asked if the lawn crew supervisor or new manager could be invited to attend one of our meetings. The manager has been invited but has declined our offer.

Please remember that it is time to pay your membership dues. If you are not a member, you should consider joining. You can see any Board Member for more information.

Adjournment

The meeting adjourned at 3:08 p.m.