

**FRAGARIA LANDING HOMEOWNERS' ASSOCIATION ANNUAL
MEETING MINUTES
MAY 17, 2025**

The FLHA Annual Meeting was held at the home of John and Carol McGhee (8414).

Board members participating in the meeting were Carol McGhee, President; Steve Harvey, Vice President (8638); Lauren Pitts, Treasurer (8313); Lori March, Secretary (8364); Dennis Duff, Board Director (8332); FLHA households participating in the meeting were Lawing (8340); Schmidt (8332); McGhee (8414); Miko (8415); Salomon (8659); Herrera (8456); Bossard (8474); Kopta/Legred (8520); DeValck (8538); Martin (8585); Hendrix 8590); Brooks (8702); Pontius (8529); Magruder (8698); Benson (8665); Riis-Vestergaard (8325); Pitts (8313); March (8364); FLHA households represented by proxy were Boyle/Verity (8755); Scranton (8654) and Moutrey (8419)

A quorum was established.

Secretary's Report:

Minutes from the FLHA annual meeting of May 18, 2024 were electronically reviewed, accepted and placed on FLHA Website.

Treasurer's Report:

- Lauren summarized the budgetary changes and accomplishments of the past year as well as the future predictions of the upcoming year.
- The Treasurer's Report for Year End 2024 and April 30, 2025 YTD were accepted as read.
- A copy of the Treasurer's reports are attached to this document.

Old Business:

Road Maintenance/Tree Roots:

There were several locations along the road where tree roots were causing the road to buckle. They were removed, followed by the sealing of the road.

Beach Access Gate:

The beach access gate continues to progress but had delays primarily due to either weather or coordinating the scheduling with the contractor. The next line item for the project is the "knox box" for medical emergencies, etc. Carol also has a remote that can be temporarily borrowed if you'd like to program the opener into your vehicle.

New Business:

Leaning Trees/Overhanging Branches:

All homeowners are respectfully requested to walk your property in search of low hanging branches or leaning trees that encroach onto Landing Lane. High profile vehicles are being scratched, walkers are forced to work their way through the foliage when larger vehicles are on approach and potential broken branches or fallen trees pose a hazard in general. If you identify any trees that should be removed, please submit an ACC Application with the flagged tree(s) to remedy any potential hazard you may have. Furthermore, a letter will be going out to any homeowners by our next quarterly meeting if the ACC deems there are still risk potentials along Landing Lane.

If you are interested in having an arborist review your property, please let Elaine Herrera know and she will coordinate a day for them to review any properties.

Beach Easement:

1) Does anyone own the seemingly abandoned boat down on the beach? Unless the boat is claimed, the new owner of that property has expressed interest in removing it.

2) The new owner's son, has started clearing and grading various areas of this property. We believe a Geotech has recently analyzed the property, but as of this meeting, no report has been shared with the FLHA. There has also been minimal to no ACC applications submitted for the extensive work he has already completed. There is concern and debate over the potential erosion and landslide potential in this area that would affect the road. Discussion is ongoing and has been difficult at times for all parties involved. Thank you to those who spoke on this subject and provided some insights and knowledge at the meeting. We all would like the new owner to be successful in their project, but the concerns for the road are many and the Board is seeking counsel. A motion was approved for funds towards that cause. **As a reminder to all, the FLHA is responsible for the maintenance, repair and preservation of the road.**

Election of one FLHA Board Director Member:

Dennis Duff was reelected as FLHA Board Directors for a 2 year term expiring 2027.

Next FLHA Meetings:

- **The next FLHA Annual Homeowners Meeting:**
Date: May 16, 2026. **Please mark your calendars now.**
Location: TBD
- **The next FLHA Quarterly Board meeting:**
Date: June 17, 2025 at 6:30pm
Location: Bob and Lori March Home (8364)

Note: Officers will be elected at this meeting (President, VP, Secretary and Treasurer). If you are interested in being considered for any of these positions, please contact a current Board Member.

Minutes submitted by

Lori March

FLHA Secretary

