Joint Board of Directors HOA Meeting

LV1 and LV2

July 29, 2018

Opening

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

Present

LV1 – President Mark French, Vice President Diane Viering, Secretary Karen Deitemeyer, Director Roger Doran, Director Camilla Sullivan, Director Jim Banks, and Treasurer Carol Timko.

LV2 – President John Rogers, Treasurer Beth Nixon and Secretary Tammy Neal.

Minutes

A motion was made and seconded to approve the minutes from June 24, 2018, meeting as presented. The motion passed by acclamation.

Treasurer’s Reports

The Treasurer’s reports for LV1 and LV2 were read and approved.

New Business

President Rogers spoke about the following:

\* There is strength in numbers with the upcoming negotiations – both Boards need more members.

\* There are a large number of homes for sale in the park.

\* Feral cats are still a problem. Please take pictures of the cats and get an address where the cats are and provide that information to the office. The more evidence, the better. Management is taking this issue seriously and something is being done to remedy this situation.

\* There are very large dogs in the park. The size is limited to 25 pounds, however larger service dogs are acceptable.

\* Parking in the street is bad; emergency vehicles will not be able to get through. Also, please do not park too close to the corners as this causes visibility issues.

\* Hurricane preparedness pamphlets are available in the office.

\* Membership applications are available for both organizations.

\* All concerns should be documented.

Open Discussion

\* It was asked if commercial vehicles were permitted to be parked in the community. The office can be contacted to answer that.

\* There were items discussed at previous meetings with prior Board and Management that still had not been addressed.

\* It was suggested that automatic doors for handicap accessibility be installed. Amenities should not be the priority with park management.

\* New signs should be put up in the swimming pool area. Rules are not being followed. There have also been too many individuals there without the resident being present. This includes the computer room. Please call courtesy patrol if you witness violations. It was suggested that the computer room, billiards, etc. be locked and secured similar to the pool area with card keys.

\* Please be aware that you can now text to 9-1-1, in addition to calling, if needed for an emergency. Try to provide an address if you can.

\* It was asked why the park was not gated, even as a deterrent. This will be topic brought up and discussed during negotiations. It was suggested that having guards at the entrances could also be a deterrent. We have been told a staging area must be available. There are cameras at the entrances to assist with deterring crime.

\* We understand that new management inherited a backlog of problems. Again, all concerns should be documented and there should be timeframes given for completion.

\* It was brought up about the drains along I-95. There are no issues with them and they are draining as planned. It was asked about the drain grates that are broken that should be looked at.

\* The HOA can take concerns and follow-up with the office, however, we are unable to ‘make’ the office or management ‘do’ anything.

\* There are still major concerns about drainage in the park.

\* National Night Out is scheduled for August 7. Please come and join/meet your neighbors at the Tiki Bar for food and fun!

\* Pub Night is this weekend and tickets are still available.

\* Warranty issues with new homes should be addressed with the manufacturer, not management.

\* There were lights on Lantern Drive that were not working due to a cut wire or a tripped circuit.

\* It was asked if the drains could be checked to make sure they are clean.

\* The Board does take concerns to the park management and they will encourage the manager to attend future meetings as much as possible.

\* Rental negotiations are coming soon; it is more feasible for us to negotiate a five-year agreement as opposed to a one-year agreement. Please remember that this is a rental increase each year and not an assessment.

Adjournment

The meeting adjourned at 3:12 p.m.