

PLBC June 25, 2026 Board Meeting:

Attendees: Dee Starr, Ashley Perry, Denise Mattos

Alternates: Kacey Abernethy, Cliff Ariff (Kasey stands in to meet quorum needs)

Staff: Sarah Watkins, Bob Perry

Meeting begins at 7:03pm

Agenda:

Treasurer:

Support needed to update banking to include all existing board members. Currently, President needs access.

Motion to give President Access: Made and carried by board. Minutes to reflect approval for access, to be signed by Board at end of 6/25 meeting for President to begin process.

Motion to approve minutes as presented, motion made and carried. Compliance actions in progress, 7 properties escalated to county, HOA process to move forward on next steps.

Dues Progress: 215 HOA member dues received, roughly 40% completed. This is the usual progress made by this point in the year. Treasurer provides checks and mail from post office to Ops Manager for processing. We confirm that all data is valid and matches, submit 25 at a time. Keep record of deposit record. If there are issues, we connect with the member. Late fees become active as of midnight on July 31st. HOA has no authority to waive late fees, make adjustments, or offer alternative payment options. If paying with check, please review your statement and confirm deposit, receipts are not issued due to manual labor in process.

Walk-On Topic: Cliff discussing emergency plan between PLBC and Joemma Beach Estates:

Fire department says there is an easement from our HOA into neighboring HOA, however the path is currently blocked by cement and fence. Fire department said they would like to have access with removal of cement blocks, and installation of a lock box so that emergency services could universally access the route between neighborhoods. Fire department propose HOA's to share cost of Knox box, and keys shared with both communities for first responders, maintenance, and emergencies. Firehouse team does not intend to use sirens in community.

Topics Notes: Responsibility of homeowner to maintain the easement. PLBC Ops Manager reviewed the deed in the meeting and found that easement is owned by Joemma beach. Concrete blocks added within the last three years, unclear why they were installed. If Joemma installs the operable gate, we will do our duty to maintain the upkeep of the gardening. HOA is responsible for gate and ensuring no foot or driver traffic can pass through the gate. PLBC will reach out to discuss with Joemma Beach. There is a fire hydrant that is earmarked for installation, fire department would like access.

Secretary:

Kacey moved to accept May Board Meeting Minutes as presented, motion made and carried, all in favor.

Operations Manager:

Picnic tables project going great! Three new tables have already been placed. Dock, single board needs replacement and is being repaired after 4th of July. Time to preemptively update the chain on swimming dock, looking to update ahead of final need. Ops Manager to order stainless steel chains to use for future situation. Suggestion from Sarah

to anchor and use a pyramid chain. Light pole trenching occurring July 1st. Electronic lights are on hand, but concerns for bathroom doors as they are damaged. Operations manager exploring solutions to evaluate the doors so they shut smoothly. 4th of July Prep: Docks saw damage on 4th of July, not making dock updates until after the holiday. Maintenance will leave buckets for people to use if there is a spark, so people can put the fire out. Considerations for HOA to staff the space during the 4th so people use the beaches instead of the forests. Ops team will not dedicate staff during national holiday, but did provide buckets on each dock for emergency support and will do cleanup on both beaches on the morning of the 5th. Electronic pumps: Discussed water levels being over the index level set to ensure neighbors receive consistent water flow. When lake is over the heights of the index, pumps temporarily turn off to avoid it going too high. Monitored 1-2 times per week for levels to ensure flow is consistent. Pumps are to provide additional water level support and agreed to output,

Events:

Meat and cheese at Secretary's freezer on hand for event, Maintenance team member to pick up meat. Meat to be delivered by 11:00 by Ops team. Volunteers to meet at 10:00am for décor setup. Ops Manager to arrive at 11:15 to setup grill, meats, condiments. President to supply a lamination machine for signage, will leave in the office once it is unpacked before EOM July. 4th of July: \$100 over budget, President notes there is a need to discuss event budgets due to local costs and expenses increase, will be used on historic spending.

Meeting concludes at 8:39pm

Ashley Perry
Providing Minutes