

LAKE CLAIR PLACE HOA

07/20/2021 Meeting Minutes

Present: Russell Tull (P), Ray Sotomayor (VP/secretary), Doland Austin, Samantha Bowers, Peggy Hollinger

Called to order at 7:31 PM (Tull)

1. Russell indicated that bookkeeper is out of town; aging report has not changed from last month's version; we reviewed the balance sheet dated June 30, 2021-seacoast bank statement; reconciliation summary dated June 30, 2021; and June 2021 profit and loss year to date statement; motion to accept, voted, approved.
2. Russ indicated that Beverly Brown has moved out of her home; there is an outstanding balance on the HOA dues which is extensive; we will seek arrearages on the estoppel certificate for this sale, once requested.
3. Doland-discussed the front entrance signage; he has constructed a 2 x 2 sign to be placed at the entrance where the presence sign is for our monthly meetings; it will contain a plexiglass cover; it will be installed in a few days;
4. playground equipment: we need to get additional prices from some other companies; we are still searching; we discussed a budget for the playground equipment of \$5000.00 to \$6000.00-voted on and approved that budget; we will get examples and pricelist in that range to discuss at the next meeting;
5. ATV being written on the easement at the Fourth of July as well as on the roadway of our community up and down Mira Lago Lane by a particular property owner; in addition, there is a Mustang parked on the road overnight again; Russ will speak to the Mustang owner; and we will continue to discuss advisement letter from the HOA and possible fines for violations of the covenants as they happen; Russ indicated that we can draft a letter with bullet points to remind homeowners of possible violations-the more recurring ones; such as: cars parked on the street, noise, ATVs, boats in the driveway/yards, lawn care and maintenance;
6. we discussed drafting an additional letter specifically to the ATV/Fourth of July property owner in reference to possible fines;
7. the HOA attorney says we need to file the foreclosure against lot number 85 as soon as possible; so we can move forward with the foreclosure action and possible auction sale; then negotiate a settlement for the property owner to pay our outstanding attorney's fees up to the date of the discussions an agreement; motion to pay the additional retainer to the HOA attorney so that they can move forward with the foreclosure was posed; seconded by Mrs. Bowers; all in favor = voted on unanimously in the affirmative;
8. Motion to adjourn meeting, seconded, meeting ended 8:30 PM (Russ)