

HOA of Lynn Lake Meeting Minutes

Date: Thursday August 24, 2017 7:00pm-8:00pm

Location: Hillsborough County Sheriff's Office District III

7202 Gunn Hwy Tampa FL 33625

Meeting was advertised and posted at Lynn Road and Anderson road entrance billboard sign as well as on Lynn Lake Community website.

Board members present: Kathi Saputo- Board President, Tina Sage-Secretary

Murray McGilveary- ENSUVI Property Management Inc.

Community members present: Sign in sheet on file

I. Introductions

- A. Board did not approve July's minutes due to 2 directors not present.**
- B. Vice president, Irene and treasurer, Nhan could not be in attendance tonight due to family injury and work responsibilities.**
- C. Kathi shared that Murray gifted the community with a gavel to utilize during meetings.**

II. Property manager's report

- A. Murray provided information regarding Robert's Rules of Order that will be followed during monthly meetings.**
- B. Murray provided an update on violation letters. Twenty two letters were sent out (14 repairs, mostly mailboxes; 6 maintenance, and 2 ARC committee issues). Four letters were returned undeliverable. Murray reiterated that the purpose of letters is to ensure the community is keeping to a standard to maintain house values.**
- C. Murray explained the new online payment system in which homeowners can use their credit card and receive an instant receipt and confirmation number.**

III. Treasurer's report

- A. Delinquent dues: 9 homeowners past due for 3rd quarter**
- B. Board president recommended paying twice per year or once per year; this would allow HOA to only have to pay a one-time lawyer fee to handle delinquent homeowners.**
- C. Current Balance in Operating acct : \$25,810.92 and Current Balance in Wall reserve account: \$15,000.00**

IV. Architectural Committee Report

V.

Board president noted that the ARC committee now has an email, which is LynnLake.ACC@yahoo.com.

- A. One homeowner submitted plans to change paint color (10928). This was approved. Board president spoke about creating an approved exterior paint palette for Lynn Lake.

VI. **Old Business**

- A. Postpone voting on fine amount for standing committee due to 2 directors not being present. Tom Figlio and Tim Reed announced they are part of the standing committee. President wanted to clarify rumors about the Standing committee. A few homeowners informed her that an email has been circulating this past month to several homeowners about opposing the Standing committee. She stated that the HOA of Lynn Lake has had a standing/fining committee since 2015. It was first introduced in the 2015 Annual meeting by the directors and there are copies of violation letters on file about the standing committee as well.
- B. We are unable to vote on adopting additional reserve accounts for insurance deductible and irrigation due to majority of board not being present.
- C. Update on common area: Working with EPC in regard to cleaning vegetation. Will be installing dog waste signs. It is still undecided about what to do with the dock area. Regardless, the old dock needs to be removed. Working on beautification of the common areas. New billboard sign was placed near the Anderson road entrance. Security cameras were discussed; consider wireless Arlo cameras that can send real time notifications when people enter/exit Lynn Lake. Homeowner spoke about witnessing a homeless person with a community garbage can, going into someone's garage on Monday night. Homeowners have witnessed people fishing in common area, walking through homeowner's yards. Board president looking to order two signs "no trespassing- residents only". President working with county to install a sign to be enforced regarding time limit on cutting through Lynn Lake from Anderson in the morning during school hours. Another possibility is a sign stating "no parking" by dock area.
- D. Board president reminded homeowners of the Lynn Lake community website and encouraged them to sign up to receive updates and information about what's going on in the community.

VII. **New Business**

- A. Update on Governing Documents Committee: Debra Westlake did not report any new amendments/suggestions from neighbors. She announced she will not be available next month.
- B. New emails for HOA of Lynn Lake and ARC committee were provided.
- C. Homeowners were informed that they can contact the circulation department if they do not want newspapers. Please make sure the newspapers are being picked up to avoid trash in the community.

VIII. **Residents questions and concerns**

IX. Inquiry about the violation letters. Murray explained a letter will be sent out if there is a violation and the homeowner has 30 days to remedy the issue. If not remedied, then a hearing will be scheduled 14 days after the 30 day mark. Hearing will include three neutral party homeowners that will hear the homeowner's explanation and will either agree to the fine or disagree. Fines are no more than \$100/day.

- A. Inquiry regarding whether monthly auto withdrawals are an option for the new payment option. Murray stated "yes, there is a link and it will take you to pay online portal" You will need to create a username and password.
- B. Concern about the criteria for lawn upkeep and what can be done about renters who are not maintaining their lawn. Hillsborough county water conserve website noted a water restriction until August 1, 2017. More information to be obtained on how lawn maintenance can be enforced.
- C. A complaint was made about the sidewalk and standing water. These won't be repaired in October, per Debra Westlake. There will be a fiscal budget meeting and repairs are based on first come, first serve basis. Debra noted homeowners can call customer service to complain. Contact number is: 813 635 5400 or use the website link: hcflgov.net/service.

Next meeting: Thursday, September 21 at 7:00pm

Signed:  
 