



LAMAR WEST TOWNHOMES ASSOCIATION

1699 W Hwy 98, #506
Mary Esther, Florida 32569

January 18, 2020 Minutes

- I. **CALL TO ORDER** - The January 18, 2020 semi-annual meeting of the LaMar West Townhomes Association was called to order at 9:00am by Norm Long, President.

- II. **DETERMINATION OF QUORUM** - (1/3 of the total votes present in person or by proxy shall constitute a quorum): A quorum was established with twenty-one (21) homeowners represented (p) indicates proxy:

Jonathan Kolbas (102) (p); Clint Gossner (103)(p); Mike Buneta, (106);Liz McDonald (201, 404) (p); Kristine Salter (205) (p); Abbe Noah, (301, 303); John Tucker (305) (p); Aaron Henrichs (401); Dorian Aronson, (402) (p); Jim Barks (403); Norm Long (405); Melissa Smith, (501, 503); Jackie DeSouza (502) (p); Elvira Burzic (504) (p); Brian Mitchell, (505); Olin Enzor, (601) Robin Wade (603) (p); Yan Yan (605) (p);

- III. **OLD BUSINESS:**
 - A. Dumpster Issues (fencing – repair and paint) - Norm and Olin agreed to work on this. (open)
 - B. External Lighting Update – (4) on poles along the west board replace with new LED lights - it was reported that the new lights have been installed, old materials removed and lighting is much better now. (closed)
 - C. Dog walking area/clean up station - it was reported that the station has been installed but some are not using it or cleaning up after their dog - fines will be considered if no improvement. (closed)
 - D. Boardwalk to dock (west of unit 106) – project completed, looks great and is much more level area now. (closed)
 - E. Kayak Racks - it was decided to build a new rack north of the existing rack. Completion is targeted for early Spring 2020. (open)
 - F. Additional Slips - it was decided to defer this item until the new survey is required in 2025. (deferred)
 - G. Dock Issues - the old issues (electric) have been resolved. (closed)
 - H. **Covenant Revitalization** - a committee was formed to work on revitalizing the LaMar West Covenants consisting of Norm Long, Melissa Smith and Mike Buneta. More information will be sent via USPS in the near future - The materials sent with be time sensitive and require a prompt response. (open)
 - I. Tax Return 2017, 2018 - copies were provided. (closed)
 - J. Sprinkler Issues - it was agreed that we will have a new inspection completed in the spring and if the regular service provider is no longer able to assist, quotes will be obtained to locate a new service provider. (closed)Ants - it was reported that unit 205 has a very bad ant infestation on the front and rear of the home - a request was made to have Rusty's Pest Control treat this unit as soon as possible. If there is an exterior ant problem that you cannot easily control, please notify boardpresident@lamarwesthoa.com for appropriate corrective action. (closed)
 - K. Community Appearance - it was reported that the rust has been removed from the white perimeter fencing, the palm trees were trimmed and one tree was removed. The new storm runoff on the adjacent lot (western side)still has vegetation causing the water to drain towards LaMar West property line. Recommended that this be checked to prevent soil erosion. (open)

- IV. **NEW BUSINESS:**
 - A. Financial Update (See Attached Statement)
 - B. Election of Officers - Norm Long, Olin Enzor, and Melissa Smith will remain in their current positions. Abbe Noah resigned as treasurer but agreed to remain until a replacement has been located.
 - C. Issues from the floor
 - i. Crime in the community - it was reported that an owner's vehicle was stolen while parked in their parking spot in December. It was believed that a group of young adults trawled through early morning checking car doors for valuables. Please review the attached Safety Tips on how you can help make our community less attractive for



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- would be thieves. KEEP YOUR VEHICLE/UNIT DOORS LOCKED AND DO NOT LEAVE VALUABLES IN YOUR CAR OR THE EXTERIOR OF YOUR UNIT.
- ii. Security Measures - suggestions included a gate and/or cameras - it was decided that quotes would be obtained for WIFI security cameras with online access, data storage and possible monitoring service. (open)
 - iii. Termite Inspection Scheduled for Tuesday, February 11th (note change from Feb. 4th) beginning at 9:00am. Norm Long will accompany Rusty's Pest Control on the inspection. It is very important that all units are inspected - please make arrangements to provide access to your unit. (open)
 - iv. Landscaping - it was agreed that ground cover or sod is needed alongside the new walkway near the north end to be done in the spring. (open)
 - v. Dock finger pier at slip 4-6 - there is an issue with either a piling rising or sinking causing a drop in the finger pier - Jim Barks agreed to take a look and determine next steps. (open)
 - vi. Parking/speeding issues in the community - it was noted a tenant is speeding and blocking the dumpster on the southern end of the property and the property manager was subsequently notified. (open)
 - vii. Pet violation reported (tenant)-- the property manager was subsequently notified. (open)
 - viii. HOA Dues Increase - a suggestion was made to increase dues by \$15/month and it was agreed that this would be added to the next meeting agenda. (open)

There be no further business, the meeting was adjourned.

LaMar West THA, Board of Directors

Norm Long, President, boardpresident@lamarwesthoa.com

Olin Enzor, Vice President, vicepresident@lamarwesthoa.com

Abbe Noah, Treasurer, treasurer@lamarwesthoa.com

Melissa Smith, Secretary, boardsecretary@lamarwesthoa.com

LAMAR WEST TOWNHOME ASSOCIATION

Expense

January 2019 - December 2019

<u>CATEGORY</u>		Budget 1/1/2019	ACTUAL EXPENSE 12/31/2019	Budget 2020
ACCOUNTING:				
203'	A) SAVINGS TRANSFER	\$0.00	\$0.00	\$0.00
212'	B) LEGAL (FEES/LIENS)	\$200.00	\$0.00	\$1,000.00
204'	C) CPA FEES	\$100.00	\$0.00	\$100.00
	SUB TOTALS:	<u>\$300.00</u>	<u>\$0.00</u>	<u>\$1,100.00</u>
UTILITIES:				
205'	A) ELECTRIC	\$4,500.00	\$3,367.00	\$4,500.00
208'	B) WASTE MANAGEMENT	\$4,025.00	\$4,054.00	\$4,300.00
206'	C) WATER AND SEWER SERVICE	\$2,000.00	\$1,284.00	\$2,000.00
	SUB TOTALS:	<u>\$10,525.00</u>	<u>\$8,705.00</u>	<u>\$10,800.00</u>
215'	PROPERTY INSURANCE	\$3,000.00	\$2,586.00	\$3,000.00
	SUB TOTALS:	<u>\$3,000.00</u>	<u>\$2,586.00</u>	<u>\$3,000.00</u>
MAINTENANCE:				
202/2021'	A) LAWN SALARY AND SUPPLIES	\$14,500.00	\$10,550.00	\$14,500.00
207/2071'	B) POOL SERVICE AND SUPPLIES	\$4,000.00	\$3,590.00	\$4,000.00
201/2011'	C) CONTRACT LABOR*	\$15,000.00	\$14,271.00	\$18,000.00
213'	D) LANSCAPING	\$3,000.00	\$2,433.00	\$3,500.00
214'	E) PEST/WEEI CONTROL	\$2,500.00	\$2,400.00	\$2,500.00
217'	F) MAINT SALARY AND SUPPLIES	\$2,000.00	\$381.00	\$2,000.00
219'	G) TERMITE SERVICE	\$3,800.00	\$3,800.00	\$3,800.00
	SUB TOTALS:	<u>\$44,800.00</u>	<u>\$37,425.00</u>	<u>\$48,300.00</u>
OFFICE/ADMINISTRATION:				
209'	A) GENERAL SUPPLIES, ETC.	\$200.00	\$44.00	\$150.00
211'	B) ADMINISTRATIVE EXPENSES	\$500.00	\$300.00	\$400.00
214'	C) BANK SERVICE CHARGES	\$0.00	\$0.00	\$0.00
	SUB TOTALS:	<u>\$700.00</u>	<u>\$344.00</u>	<u>\$550.00</u>
PERMITS AND FEES:				
216'	A) POOL AND PIER CERTIFICATES	\$275.00	\$240.00	\$275.00
216'	B) FIRE AND SAFETY EQUIPMENT	\$150.00	\$0.00	\$150.00
216'	C) CORPORATE FILING	\$70.00	\$61.00	\$70.00
	SUB TOTALS:	<u>\$495.00</u>	<u>\$301.00</u>	<u>\$495.00</u>
*CONTRACT LABOR				
Pool pump repair	\$251.00			
Pool flt valve	\$91.00			
Home water leak	\$120.00			
New pool pump + shaft rep.	\$612.00			
Dock elec.	\$2,257.00	#2		
Pole lights	\$2,750.00			
Entry lights	\$450.00			
Walkway	\$3,550.00			
Leaks drive	\$4,136.00			
Total	<u>\$14,271.00</u>			
		1/1/2019	12/31/2019	
		Saving	\$16,709.00	\$16,714.00
		Checking	\$8,264.00	\$24,737.00
			83%	
		TOTAL:	<u>\$59,820.00</u>	<u>\$49,361.00</u>
			<u>\$64,245.00</u>	
		Deposits/Credits		
	Jan. - Dec. 2019	\$67784		
	Note:	Numbers rounded to nearest dollar amount		



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LAMAR WEST SAFETY/CRIME NOTICE: Last month, a car was stolen in our community. This occurred in the early morning hours and it is believed to have been a group of young adults. Please help us make our community a “no-go zone” for would be thieves by securing your car and exterior items.

If you see something or someone suspicious, please contact the appropriate authorities and notify the board via email to: boardpresident@lamarwesthoa.com or to: boardsecretary@lamarwesthoa.com. Below are some vehicle reminders - thank you and stay safe!

1. **Do not leave your KEYS in the vehicle.**
2. **LOCK the doors and close the windows.** Don't make it easy for a thief to break in or reach in and snatch anything of value! Would you leave your fridge open while at work and expect the dog to stay out of it? Probably not. Make it a habit to double check that your doors are locked and your windows are closed when parking your vehicle.
3. **Don't leave your car running.** It can be tempting to leave your car running when you're just hopping out for a second, but this also makes it pretty easy for a thief to hop in and drive away.
4. **Remove any valuables.** Avoid keeping valuables in your car. If a thief must choose between a seemingly empty car or one with a laptop, cell phone, purse or wallet on the passenger seat, guess which one they'll choose? If you must leave something important in your car, put it in your trunk before you reach your destination. Experienced thieves stake out parking lots, looking for drivers transferring things to their car trunk, and then break into the trunk.
5. **Invest in an anti-theft system.** Whether it's a steering wheel lock, a window alarm, or an ignition cut-off system, anything that makes a thief work harder could also make your car safer. If it will slow them down or potentially get them caught, they'll probably pass.

LaMar West Board