



## LAMAR WEST TOWNHOMES ASSOCIATION

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

July 25, 2020 Minutes

- I. **CALL TO ORDER** - The July 25, 2020 semi-annual meeting of the LaMar West Townhomes Association was called to order at 9:00am at pool side by Norm Long, President.
  
- II. **DETERMINATION OF QUORUM** - (60 % of the total votes present in person or by proxy shall constitute a quorum): A quorum was established with twenty-four (24) homeowners represented (p) indicates proxy:  
  
Michael Jackson (101); Jonathan Kolbas (102); Clint Gossner (103); Dennis & Altheia Meeks, (105); Mike Buneta, (106) (p); Liz McDonald (201, 404) (p); Ryle & Cynthia Webb (202); Meredith Plunkett (203) (p); Abbe Noah, (301, 303); John Tucker (305) (p); Hannah Henrichs (401) (p); Dorian Aronson, (402) (p); Jim Barks (403); Norm Long (405); Melissa & Clay Smith, (501, 503); Jackie DeSouza (502) (p); Elvira Burzic (504) (p); Stephanie Mitchell, (505); McKivison, Petra (601) (p) (Olin Enzor); Gary & Natalie Scicluna (602) (p); Bernardo Mota (604)(p)
  
- III. **OLD BUSINESS:**
  - A. Dumpster Issues (fencing – repair and paint) – It was reported that the dumpster project has been completed, painting may take place at a later date. (Closed)
  - B. Covenant Revitalization – It was reported that work has begun and is approximately 75% complete on preparing the information. Next steps are for the committee to select an attorney to handle the legal filings and send out the required documents to unit owners for signature. Expected to be completed by the end of the year. (Open)
  - C. Community Appearance –The vegetation on the western lot has not contributed to any noticeable erosion. (Closed)
  - D. Security Measures (WIFI security cameras, monitoring service) – A small group worked on the project and presented a solution with “Arlo” cameras that will provide coverage for most of the paved roads in the community with an estimated cost of \$1,000 +\-. Several key unit owners agreed to allow the association to place a camera base station in their unit and connect it to their internet modem/electric at no cost to the association. Two cameras per base station will provide live viewing for the key unit owners and motion detected recordings available for 7 days. It was noted that this solution will not provide face recognition or ability to read tag numbers but, will provide visibility to individuals on the premises. An additional Wi-Fi-based camera along with a Wi-Fi extender will be used at the dock. A vote was held and passed unanimously to move forward with the project. Thank you to the key unit owners for allowing the association to move forward with minimal cost to the association. (Open)
  - E. Termite Inspections, (issues) – A re-inspection will occur on July 27<sup>th</sup> and results will be shared. There was discussion of whether the current company should continue given that previous inspections indicated they had not been doing their job. They are currently doing the proper inspections and we have had no termite issues. (Closed)
  - F. Landscaping (walkway west of 106) – It was reported that some plantings have been done between the walkway and the building and appear to be coming along. There was a general consensus that the walkway has been a great improvement. (Closed)
  - G. Dock Finger Pier, (dock decking “pop-up”) – It was reported that a bid had been received from What’s up Docks and work would begin sometime in August. It was also reported that the eastern T-section of the dock appears to have some support damage. What’s Up Docks will examine the section. **NOTICE to homeowners – if you wish to have pilings installed as part of the project, please contact Norm Long – cost is around \$300/piling and includes wrapping.** (Open)
  - H. Parking/Speeding, (tenant speeding/car blocking dumpster) (Closed)
  - I. Pet Violation Reported – (Closed)
  - J. HOA Dues Increase \$15 per month (issue from the floor, previous meeting) – After much discussion including possible and expected costs, the measure was voted down. Several owners expressed a preference to incur special assessments instead of incremental dues increases to cover needed repairs. (Closed)



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- K. Kayak Rack – This project has not been completed. When completed, it will have numbered racks for storing the kayaks, paddleboards, etc. It was noted there are many items that were left by previous owners/tenants and once they have been identified they will be appropriately disposed of. (Open)

#### IV. NEW BUSINESS:

- A. Financial Update (See Attached Statement)
- B. Issues from the floor:
1. Lawncare – there was some discussion about the current company not weed eating appropriately near the fence and in the pool area. Norm will discuss with the company. (Open)
  2. Weeds on waterfront side - It was noted that Rusty's Pest Control would be here on July 27 for the termite re-inspection and Norm will ask them to spray for weeds on the waterfront side. (Open)
  3. Dock Gate lock issues and gate remaining open – Norm reported that A-Z has been scheduled at noon (following the meeting) to repair/replace the lock and will check the closure issue. **NOTE: It was later reported that the lock was repaired and the GATE CODE WILL BE CHANGED on August 15<sup>th</sup>. An email will be sent to all owners/registered tenants to inform them of the new code.** Please do not share the code – if someone asks you for the code, please direct them to a board member. (Open)
  4. Driveway leak repair – It was reported that continuing to use concrete to fill the holes caused by repairing the water leaks is leading to additional costs when repairing subsequent leaks due to the amount required and the need to use a jack hammer to break up the concrete. It was proposed that we try using “Crush and Run” a mixture of limestone and granite. It was agreed that we will try this to see if it solves the issue. (Open)
  5. There was some discussion regarding the pool pump/filtration system and the condition of plaster surface. It was agreed that when/if the current system fails, we will explore a saltwater system. It was noted that we last resurfaced the pool around seven years ago and that is typically the lifespan of the plaster. (Closed)
  6. A new pet violation was reported (tenant owned pet) and there was discussion of the need to enforce the rules equally and fairly as there have been several instances where owners were unable to secure a tenant due to the no pet covenant. (Open)
  7. Dumpster overflow – there was discussion about dumpster overflow issues and two options were discussed; one being increasing dumpster service to twice weekly and another being to increase the size of the dumpsters. Agreement was obtained to move forward with the best option, provided the total cost does not exceed \$550/month. Norm will research this project. (Open)
  8. Tennis court conversion – there was discussion and a proposal to convert the tennis courts into a boat trailer storage for a monthly fee. It was noted that the community does not have adequate storage for boat trailers and the rules prohibit owners from using any common area or roadway to park trailers. Approval was obtained to proceed with determining costs and whether a permit is required and report back at the next meeting. (Open)
  9. Dock issues – the following issues were noted regarding the dock; shrimp bait thrown/cast onto a boat and fishing hooks/lures, etc. being left on the dock itself. Please ensure that you do not leave fishhooks on the dock as we have children who could get injured. (Closed)
  10. Metal tiki bar at pool – it was suggested and approved to remove the bar from the pool area and dispose of it as it is in the way and is an eyesore.

There be no further business, the meeting was adjourned.

LaMar West THA, Board of Directors

Norm Long, President, [boardpresident@lamarwesthoa.com](mailto:boardpresident@lamarwesthoa.com)

Olin Enzor, Vice President, [vicepresident@lamarwesthoa.com](mailto:vicepresident@lamarwesthoa.com)

Abbe Noah, Treasurer, [treasurer@lamarwesthoa.com](mailto:treasurer@lamarwesthoa.com)

Melissa Smith, Secretary, [boardsecretary@lamarwesthoa.com](mailto:boardsecretary@lamarwesthoa.com)

**LAMAR WEST TOWNHOME ASSOCIATION**

**Expense**

**1 January 2020 - 30 June 2020**

<u>CATEGORY</u>		Budget 1/1/2020	ACTUAL EXPENSE 6/30/2020	
<b>ACCOUNTING:</b>				
203'	A) SAVINGS TRANSFER	\$0.00	\$0.00	
212'	B) LEGAL (FEES/LIENS)	\$1,000.00	\$0.00	
204'	C) CPA FEES	\$100.00	\$0.00	
	<b>SUB TOTALS:</b>	<u>\$1,100.00</u>	<u>\$0.00</u>	
<b>UTILITIES:</b>				
205'	A) ELECTRIC	\$4,500.00	\$1,818.00	
208'	B) WASTE MANAGEMENT	\$4,300.00	\$2,323.00	
206'	C) WATER AND SEWER SERVICE	\$2,000.00	\$658.00	
	<b>SUB TOTALS:</b>	<u>\$10,800.00</u>	<u>\$4,799.00</u>	
215'	PROPERTY INSURANCE	<b>SUB TOTALS:</b> \$3,000.00	\$2,718.00	June
<b>MAINTENANCE:</b>				
202/2021'	A) LAWN SALARY AND SUPPLIES	\$14,500.00	\$6,000.00	
207/2071'	B) POOL SERVICE AND SUPPLIES	\$4,000.00	\$1,904.00	
201/2011'	C) CONTRACT LABOR*	\$18,000.00	\$0.00	
213'	D) LANSCAPING	\$3,500.00	\$1,185.00	
214'	E) PEST/WEEI CONTROL	\$2,500.00	\$1,200.00	
217'	F) MAINT SALARY AND SUPPLIES	\$2,000.00	\$764.00	dumpster
219'	G) TERMITE SERVICE	\$3,800.00	\$0.00	Oct/Nov
	<b>SUB TOTALS:</b>	<u>\$48,300.00</u>	<u>\$11,053.00</u>	
<b>OFFICE/ADMINISTRATION:</b>				
209'	A) GENERAL SUPPLIES, ETC.	\$150.00	\$95.00	
211'	B) ADMINISTRATIVE EXPENSES	\$400.00	\$0.00	
214'	C) BANK SERVICE CHARGES	\$0.00	\$0.00	
	<b>SUB TOTALS:</b>	<u>\$550.00</u>	<u>\$95.00</u>	
<b>PERMITS AND FEES:</b>				
216'	A) POOL AND PIER CERTIFICATES	\$275.00	\$244.00	June
216'	B) FIRE AND SAFETY EQUIPMENT	\$150.00	\$0.00	
216'	C) CORPORATE FILING	\$70.00	\$61.00	
	<b>SUB TOTALS:</b>	<u>\$495.00</u>	<u>\$305.00</u>	
<b>*CONTRACT LABOR</b>				
	\$161.00	pool		
	\$49.00	pool		
			30%	

		<b>1/1/2020</b>	<b>6/30/2020</b>	
	<b>Saving</b>	\$16,714.00	\$16,717.00	
<b>Total</b>	<u>included in #207</u>			
	<b>Checking</b>	\$25,737.00	\$31,287.00	
	<b>Deposits/Credits</b>			
	Jan-Jun 20	\$24,783.00		

**Note: Numbers rounded to nearest dollar amount**