

Board Meeting Summary Notes

May 7, 2026

Quick recap

- The pool inspection passed with repairs completed, though there were ongoing concerns about a potential leak in the equipment tank that may need replacement.
- The board discussed a \$62,000 lien filed by LARCO, deciding to wait until October before taking any legal action regarding it.
- Financial discussions revealed the association has approximately \$160,000 in reserves across various accounts, with recommendations to maintain about \$60,000 in the operating account.
- The board addressed landscaping issues, including dying plants and weed problems, considering a comprehensive service from All Seasons that would handle lawn care, weed control, and pest management.
- They discussed updating furniture including pool umbrellas and chairs, with plans to purchase two Sunbrella umbrellas and potentially new commercial-grade chairs.
- They discussed dock fees, which were identified as being too low at \$50 per month
- The need to address various maintenance items
- Fining Committee role outlined

The HOA board meeting focused on several key property maintenance and financial matters.

LARCO Legal Issue Discussion

The board discussed a legal issue involving LARCO, a contractor who filed a lien claim for unauthorized work. Matt explained that legal advice indicated pursuing the matter would be costly and unlikely to succeed, as the contractor is in bankruptcy and the bankruptcy judge would likely not open the case. The board agreed to wait until October when the 12-month deadline approaches, at which point they will reassess the situation. Matt also suggested pursuing a state fund for homeowners to potentially recover some of the lost money, as the state is already investigating LARCO's fraudulent activities.

Community Maintenance

Pool Repairs/Maintenance

The team discussed pool updates, including the pool inspection results, the repair of a leak discovered during detection. Scott reported that while the leak near the pool pump was fixed by contractor Owen there is still an issue with the equipment and water evaporation. The team also addressed concerns about the pool's water level, which had dropped during repairs, and confirmed that the pool filler had been turned back on with instructions not to operate the pump. The plan is to

conduct a joint meeting/call between Florida Leak Detectors, Coastal and to discuss pool evaporation and determine next steps.

Stone approved - to be purchased for area by fence.

Landscaping

The meeting focused on landscaping and lawn maintenance issues at a property including dying plants and potential problems with weed barriers and sprinkler systems. Will follow up with All Seasons about shell on end of building 3 and replacing dying plants and will follow up with sprinkler company to ensure sprinklers are set to water on approved schedule.

The group discussed concerns about current lawn maintenance, including excessive speeding by lawn crews and damage to sprinkler systems, and noted that the current \$950 monthly budget appears insufficient for quality service

Scott discussed obtaining a comprehensive quote from All Seasons for full lawn and landscaping services, including weed control and pest management, to potentially replace the current fragmented approach with multiple service providers.

General Maintenance

The group discussed several maintenance concerns. They noted concerns about cracked and crumbling asphalt near speed bumps, with plans to address this including resealing the asphalt. They discussed lighting issues on the island. Scott to call Duke Energy. Noted issue with speed bumps. Travis to replace spikes.

Dock and Maintenance Planning

The group discussed dock improvements and maintenance costs. They confirmed approval of three ladders. The group identified a need to increase dock fees from \$50 to a more reasonable amount, as current fees barely cover electricity and water costs, and discussed potential issues with unauthorized use of the community dock by contractors and others.

They discussed pool umbrellas, with Matt proposing to purchase two Sunbrella umbrellas initially. The conversation also covered pool furniture needs, with Dana offering to explore commercial discounts through her workplace for pool furniture purchases. The conversation ended with plans to update the pool sign with appropriate capacity and usage restrictions.

Other

Discussion about returning house keys to property owners following a termite treatment. Scott to contact owners about keys.

Fine Assessment and Lien Process

The board discussed the process for assessing fines, including the role of the fining committee and the limitations on fines per Florida statute 718.303.

Role of Florida HOA Fining Committee is that of a “neutral review panel”

Group	Role
Board of Directors	Identifies violations and proposes fines
Fining Committee	Independently reviews and confirms/rejects

- The **HOA board proposes** a fine or suspension for a violation.
- The Fining Committee’s job is to **review a proposed fine—they do not have the power to levy a fine, patrol for violations or initiate fines..**
- Committee has option to approve a fine or reject a fine proposed by HOA BOD.