

MINUTES  
LAUREL ESTATES LOT OWNERS, INC  
March 4, 2021, 7:00 pm

Following COVID 19 guidelines, all observed the 6 foot social distance during the meeting, masks were worn by attendees.

All members being president, President Blough called the meeting to order at 7:00 pm.

**Attendance:** Tom Clark, Reggie Blough, Gail Goad, Sherri Hinchman, Myrna Stroble, Jim Rudolph, Jim Rose, Jon Verrill.

**Secretary's Report:** Minutes for the February 4, 2021, meeting were emailed/distributed. Correction was entered by Gail Goad, an extra 9 on the ending balance. Amount should read \$31,918.89. Tom Clark made a motion to approve the minutes, seconded by Gail Goad. All in favor, motion passed unanimously.

**Treasurer's Report:** Treasurers Report for February 2021, was emailed/distributed. Beginning balance: \$31,918.89, Income: \$739.00, Expenses: \$349.61 ending balance: \$32,308.28. Motion was made by Jim Ruldoph, seconded by Tom Clark. All in favor, motion passed unanimously. Gail stated that expenses should be paid by check not cash. This makes for better bookkeeping.

**Communication:** Drainage information was in the last newsletter. President Blough met with Manny. No dredge is needed, but removal of overgrowth is. Manny did do some spraying, and dug up some vegetation. Owners are responsible for the retaining wall. President did not meet with Judy, however Manny has been instructed to do the job.

Sherry Stover entered her resignation as newsletter editor. Anyone wishing to volunteer for this job, please let a board member know. Myrna stated that a written newsletter is needed as we have residents that do not have a computer.

**Committee Report:**

Social: None

Nomination: Committee has one resident that would like to run for Director.

**NEW BUSINESS:** Vice President Tom Clark shared that he and Ultra5 signed up for a tie down enhancement program through the state of Florida and Tallahassee Community College many years ago. The program is at NO COST to the participant. Skirting removal and installation services for the tie downs are also provided by the program. All fees to the contractor are paid directly by Tallahassee Community College. The program does not intent to bring existing mobile homes up to code, but make the home as wind resistant as funding, physical characteristics and condition of premises will allow. There is criteria to be met to be eligible. We must have 60% participation in the program. There has been no funding in next years budget for this program. Program is with contractor and individual mobile home owner, not the association. Work will be done by Storm Ready Services. Meeting will be held on March 10, at the clubhouse at 10 am. Residents shared stories of their experience with having tie downs replaced. Forms/applications will be handed out to all residents Friday at 2:00pm. President Blough asked if permission is needed from Ultra5 to participant in the program. Vice President Clark spoke with Judy and this is no problem. Myrna Stroble asked what would happened if home is sold before work is done. It is not certain if arrowhead is involved.

Vice President Clark brought up budgeting and association funds. We should look at earmarking a certain amount of funds for litigation purposes. Windmill has had some issues with management not doing what is required. What if that should happen to Laurel. Suggested a board fund and social fund. Whether two accounts or one account with funds kept separate. Up for discussion. Jon shared that Road repair was quoted at \$175,000 a few years ago. Sherri asked if Tom was thinking of a percentage or an amount for social expenses. It was shared that social usually comes out as a wash by the end of the year, as well as the total funds. Sherri suggested \$1,200 to social to start, and any moneys over that at the end of the year goes into the litigation account. Gail stated that committee's must be educated as to spending. A meeting will be held with committee chairs. Vice President Clark suggested \$2,308.28 to social and the

balance in litigation account. Motion was made by Jim Rudolph to have Treasurer Goad come up with 3 different plans on how to best implement the separate accounts of Board, Social and litigation and report back at next meeting. Motion was seconded by President Blough. All in favor, motion passed unanimously.

**OLD BUSINESS:** Sherri reported on the printer purchase. Jim Rudolph reviewed said information and make his recommendation. Printer will be purchased next week.

Vice President Clark shared a map that he had separating the park for block captions. There were 14 different blocks with 16 to 12 homes per block. Jon Verrill shared that Louise Burns has information on this. Louise wasn't certain she still had records. The biggest downfall was selling tickets. Block captions did not want this job. No one will volunteer for this with the ticket sales as part of the job. Sherri suggested a compromise of 2 to 3 residents assist with selling tickets by way of putting a sign up in the yard that tickets are available for whatever event. Volunteers for this would be different for each event as to prevent the same residents always selling. President Blough will prepare a Job description for block captain.

Jim Rudolph brought up the trash and the inconsistency in charges to the resident for the same items. Vice President Clark stated that Ultra 5 sent rules with the 2021 maintenance fee newsletter.

**PUBLIC COMMENT:**

Linda Raetz new resident April 2020 stated she would not have moved in had she known the trash conditions were unacceptable. Trash items fall off the truck and never picked up. June maggots were so bad in the trash that guy wouldn't pickup the bags they had to be washed and rebagged. A call was made to Judy who said put items in freezer to prevent maggots. Is it possible to have compound open when Manny is in compound on other days to drop trash. Also, county picks up other parks trash why cant they do that here. Are the road in such bad shape the county doesn't want to drive on them. President Blough shared he puts items in the freezer. This is just part of Florida living. Linda also stated that residents put nasty trash in the pool trash can.

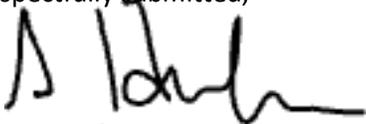
Dallas Gibson feels the park is in the worse shape in the 24 years he has lived here. Same trash issues with neighbor. Residents are treated different when they have the same type of items out for trash pickup. One resident may be charged \$10 to take something, the other \$25. President will call Ultra5.

Mike Testa asked if trees in the middle drive coming in will be trimmed. It was asked who enforces the deed of restrictions. Did we not have a lawyer review the updated deed. It was agreed that park is in the worse in the 15 years as a resident. Grass not mowed, 2 dogs at a home, work on boats in driveways, we have annual renters. Mike was directed to complete a deed of violation form and forward to a board member. Violation forms will be put in the clubhouse. Myrna stated new residents don't know the rules.

Linda Raetz stated that if we pay taxes to the county shouldn't we get something back like trash pickup.

Being no further business, a motion was made by Tom Clark to adjourn the meeting, seconded by Gail Goad. All in favor, motion passed unanimously. Meeting was adjourned at 8:35 pm.

Respectfully submitted,



Sherri Hinchman  
Secretary