

# DEEANN LAKEFRONT ESTATES HOA

## Meeting minutes, Board of Directors January 30, 2020

Participants during the January 30, 2020 meeting at the HOA's clubhouse were: President Les Wabnitz and Board Members Doris Berube, Marie Kruse and Dan Speakman. Also present were several owner-residents.

- 1) The meeting was called to order at 8:00 a.m. E.D.T. There being no member input, the rollcall was held and a quorum was declared by President Wabnitz. Dan Speakman made a motion to approve the agenda and proceed. Seconded by Doris Berube. Motion passed.
- 2) Doris Berube made a motion to waive the reading of the minutes of the January 13, 2020 meeting and approve them as written. Seconded by Marie Kruse. Motion carried.
- 3) Doris Berube reported that at the time of meeting, the HOA checking account balance was \$31,608 and the money market account balance was \$124,328.63.
- 4) **Old Business:**
  - a) Following a discussion regarding personal security cameras on common ground, there was a motion made by Doris Berube and seconded by Marie Kruse that although Ring-type doorbells are acceptable, there should be no security cameras on common ground unless they were placed there by the HOA. Motion carried.
  - b) Dan Speakman reported that he had received a couple of quotes for security cameras at the gate. The best quote was by the company owned by Michael Hough, owner of Unit 308 of DeeAnn. This quote was for a security camera to cover the entrance and exit of vehicles through the gate with monitoring through a program on the HOA computer. This camera has a five-year warranty and comes at a cost of \$2,568. Mike Hough also would like to see the dock area monitored so has volunteered to donate the camera and installation for this area if the Board will pay to have the antenna attached at a cost of between \$300 and \$400. Doris Berube made a motion to go ahead with Mike's quote at an approximate cost of \$3,000. Second by Les Wabnitz. Motion carried.
  - c) Dan Speakman reported that the dead bush by the dumpster needs to be replaced. He had contacted Robbins Nursery to replace it. There is a tree by building 4 that needs to be trimmed. Doris Berube is to contact Morris Landscaping regarding returning to finish this trimming. There is also a palm branch scraping the building by 804. Doris Berube will contact Morris about this.
  - d) Les Wabnitz has checked into a management company only for the purpose of entering the financial data each month to enable us to generate financial reports timely. The cheapest quote he received was \$425 per month. He feels we can get it done much cheaper, either through hiring someone at an hourly rate or getting expert help through one of our members volunteering. Gina Hough is in the process of setting up the QuickBooks program but because of time constraints cannot do the monthly work. Gerald Clarke volunteered to try to do the work if someone could train him. Les Wabnitz expressed his appreciation but will ask the membership if we have someone already experienced who will volunteer their time.
  - e) Les Wabnitz reported he had met with an attorney this week who is working on the 55+ proposal as well as avenues to restrict investors and details regarding background checks and forms. Les will have a more detailed report at the annual meeting.

5) **New Business:**

- a) Marilyn Piers requested an email alert be sent to all members when postings are made to the website. Les will talk to Bob Hagness about the procedures and possibilities for that. There was also a request that minutes be posted on the website in a more timely fashion. Les will also talk to Bob Hagness about this.
  - b) There was a discussion regarding establishing a fine schedule for violation of our rules and restrictions. Les will talk to our attorney regarding what we can and cannot do and if we need to rewrite our covenants and restrictions before proceeding.
- 6) There being no further business, Dan Speakman made a motion, seconded by Les Wabnitz to adjourn. Motion unanimously approved.

*Minutes prepared and submitted for  
Board approval by:*  
Judy Marsh

These Minutes have been approved by the  
Board of Directors on \_\_\_\_\_.