

## **FLPOA Board Meeting Minutes from 6/7/23**

**Call to Order:** Time: 7:00 PM By: Justin Houck

Board members present: Jonathan Eaker, Justin Houck, Raylene Maberly, Candice Melzow, Doug Pederson, Kelly Smith, Ken Williamson

Absent: none

Guests: Wayland Van Nest, Bob Bilberry, Ray Hinnant, Jeffrey and Marcia Hopper, Tom

### **Review/approval of minutes from 04 05 23 FLPOA Annual Meeting:**

Edits (if any): To add: Justin Houck was appointed to lead FLPOA meetings.

Approved with edits: Moved: Raylene Maberly; 2nd: Justin Houck

### **Old Business:**

- Justin Houck reported he is reviewing FLPOA insurance documents and meeting with an insurance broker to check on rates.

### **Committee Reports:**

#### Budget and Finance:

- Beginning balance: \$38,511.62
- Credits/Deposits (including from what source): \$505.00
- Debits/Pd: \$1031.00
- Ending Balance: \$37,985.62

Comments (if any): Raylene Maberly reported that she bought a stamp for FLPOA lot fee notices for \$48.19 in April, which is why beginning balance was \$38,511.62 this month. She also just wrote a check for mowing to be completed twice in June, July, and August. That deduction is not yet reflected here.

#### ACC:

- Submitted: Dwayne and Lisa Bouis (Lot #132) submitted a request for approval for new windows
- Approved: X
- Denied:
- Additional comments (if any): ACC chair is Mary Accomando. Larry Adams, Mark Becka, Flora Reeves, and Tommy Phillips all volunteered to serve on the ACC. Mary will select 2 of the 4 volunteers to serve with her on the committee.

#### Lakes and Dam:

Residents discussed concerns about water hyacinth growth in the lake since this invasive species spreads rapidly during summer months.

- Potential solutions identified during discussion included contacting Lochow Ranch Pond and Lake Management to spray the water hyacinth as FLPOA did last year,

having a volunteer spray the hyacinth with a sprayer that FLPOA owns, and having a community work day to manually remove hyacinth. Residents agreed that a neighborhood work day would be a good first step but ultimately spraying would probably be necessary.

- Justin Houck moved to establish a community work day. Candice Melzow seconded that motion.
- Tom proposed that work day be this coming Saturday, June 10.
- Wayland Van Nest and Bob Bilberry offered advice about what items to bring for hyacinth removal: rakes, trash cans, dip nets, and aluminum boats.
- Raylene Maberly volunteered to bring large trash bags, gloves, and beverages to the dock area by 8 am on Saturday. It was also agreed that hyacinth that was removed from lake would be taken to dock area to dry out.
- Candice Melzow volunteered to post a notice about the work day on Nextdoor.
- Justin Houck volunteered to call Lochow Ranch Pond and Lake Management to get a quote on spraying.

Website admin and Legal:

- Candice Melzow reported no further information on Squarespace functionality at this time.

**New Business (including status of action items listed in “Old Business” above):**

- Cheryl Rich will provide a mock up of an edited FLPOA ballot for the August meeting so that it can be reviewed/edited/signed off by October and sent to Bob Bilberry for creation. Candice Melzow will assist Cheryl with design.
- Discussion of deed restrictions: Ken Williamson shared that legislative bills related to poultry did not pass so FLPOA is free to take action regarding poultry. There was discussion about poultry creating a disturbance for residents, particularly during the morning hours. Doug Pederson agreed to talk to residents about deed restrictions regarding poultry.

**General Q&A with attending non-Board members, if requested:**

- None

**Adjourn:** Time: 7:57 pm By: Justin Houck