

LAUREL OAK AT LIVE OAK PRESERVE  
HOMEOWNERS ASSOCIATION MEETING  
11 April 13 - 6:30 PM  
MINUTES

1. **Call to order:** 6:35 pm
2. **Roll Call:** All three Board members present (Janel, Sandra, James)  
Visitors: AVID Property Mngmt Co. reps: Avelino Vide and Darya Jennings
3. **Approval of 31 January Meeting Minutes: APPROVED** 3-0 (Janel, Sandra, Jamie)
4. **Financial Update / Discussion**
  - **Avid Report:** Provided and reviewed a thorough report on HOA finances to include Balance Sheet, Income Statement, Bank Statement, & Checks.
  - **Reserves:** Avid volunteered to review current Laurel Oak Reserves to assist the Board in estimating future target dollar amounts.
  - **Minutes:** Avid requested copies of past meeting minutes and they were directed to the Laurel Oak Website where all documents are located.
  - **Annual Report:** Avid to accomplish. HOA to provide all 2012 Bank Statements.
  - **Taxes:** Avid to accomplish; 2012 Tax Return
  - **Collections:** Avid reps presented a detailed description of options on how to collect overdue fees and vacant lot unpaid fees. Two options are utilizing a 1) Collection Agency, or 2) Collection Attorney. **MOTION** for COA #1, Collection Agency: **APPROVED** 3-0 (Janel, Sandra, Jamie)
5. **Legal Update:** **MOTION** to funnel legal questions through Avid for initial answers vice going directly to the Attorney to lower legal fees. **APPROVED** 3-0, (Janel, Sandra, Jamie)
6. **Neighborhood Issues**
  - Conservation Area Destruction: Recent episode of juvenile destruction to trees will be announced in next Newsletter. Report from Master HOA and Sherriff that parents are financially liable for damages.
  - Unwelcome visitors: Reports of non-residents trespassing and fishing in village – Call Sherriff Dept.
  - Neighbor complaints: Pet waste law; speeding and speed bumps, overnight street parking.
7. **Monument Update:** **MOTION** to fix lights and photo sensor; **APPROVED** 3-0.
8. **Sidewalk Repair:** A small section of concrete walkway near the entrance pond is buckling due tree roots. **MOTION** to repair from lowest bidder. **APPROVED** 3-0 (Janel, Sandra, Jamie)
9. **Vacant Home Status:** Sandra provided an update to village vacancy count and past due HOA fees to target for collection. Discussed “Lien” process with Avid IOT recoup costs to HOA for past Dues.
10. **Violations:** Master HOA rep Janet, met with Janel to present us a list of homeowner violations. Janet indicated Master to begin aggressive enforcement of homeowner violations and Fines.
11. **Web Site and PO Box:** **MOTION** and **APPROVED** 3-0 (Janel, Sandra, Jamie) to drop the PO Box costs and forward all HOA business correspondence to AVID Property Mngmt then to update the Web Site with the latest HOA email address and AVID Property Mngmt information.
12. **Next Newsletter:** Target is May or June.
13. **Next meeting date:** Late June or early July

14. **Adjourn meeting:** 8:38 pm