

LGPOA BOARD MEETING MINUTES
March 9, 2026, 6:30PM

Lake Grove POA Board Meeting

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Exec Summary

The meeting covered several key points: the approval of last month's minutes, the financial status with a closing balance of \$87,002.54 and available funds of \$60,007.04, and the delinquency of one house with a total of \$324.45. Compliance issues were discussed, including equipment hiding, landscaping, and mailbox lights. The board decided to send compliance letters with a deadline of March 23. A \$25,000 CD renewal was approved. Landscaping plans were outlined, including pressure cleaning and irrigation system repairs. The board also discussed communication strategies for handling neighbor complaints and the need for clear guidelines on compliance and ARC issues. The meeting discussed the challenges of maintaining mailbox standards, with options limited due to company closures and part discontinuations. A generic standard for mailbox specification was proposed. The Water Utility Service project update highlighted a bid opening on March 18, with a potential price of \$10,000 per home, financed over 15 years at a 7% interest rate. Road repairs were planned, including fixing sinkholes and driveway patches. The exit gate's squeak was noted, and a volunteer offered to grease it. Light pole issues were also addressed, with plans to contact FPL for replacements. The next board meeting was scheduled for April 13.

Action Items

- [] Coordinate with Treasure Coast Asphalt to perform road repairs (sinkhole by Jean's, patch in front of 4881, bump across from mailbox, and other identified small repairs) and schedule the crew for a one-day work session
- [] Set up a generic compliance email address and implement an auto-reply message so incoming compliance reports are received by the volunteer compliance group without exposing individual volunteer names

- Authorize and inform Troy to proceed with fixing the driveway damage (approve an allowance up to \$200 or arrange an agreed repair), and communicate resolution to Troy
- Provide a mailbox specification options list (standardized, generic mailbox/post guidelines) for ARC consideration and selection
- Deliver roof sample to ARC reviewer (Brian), obtain ARC approval, then submit county permit application for the roof replacement
- Draft a compliance follow-up letter and send it to all affected homeowners via the PayHOA system with a reply deadline (response requested by March 23) and fines to start March 24 if not addressed
- Draft and send an additional compliance letter to the remaining properties on the January list (notify board and request plan or completion), and include instructions for homeowners to notify the board if in process
- Decide and instruct the bank to roll the \$25,008.14 CD into a new CD at the best available six-month rate before the renewal deadline (notify bank by the 19th)
- Meet with Coastal Irrigation, obtain a quote to replace and raise the irrigation control panel, produce a zone map (drop-pin map for zones), and arrange work; remove the dead red hibiscus plants in the front common area
- Engage local pressure-washing contractor (Will Meninger or comparable), obtain and share pricing, and schedule pressure cleaning of curbs, sidewalks and common-area surfaces as quoted
- Grease/repair the squeaky exit gate mechanism (perform lubrication and basic maintenance) this weekend

Outline

Approval of Previous Month's Minutes and Financial Update

- It was noted that the previous month's minutes have not been seen yet and will be approved next month.
- The board Treasurer provided a financial update, stating the closing balance of the checking account on February 28 was \$87,002.54, with available funds at \$60,007.04 after subtracting scheduled expenses. Also clarified that some expenses were paid from different categories, and the unpaid fees are incorrect due

to recent deposits. It was also reported that only one house is currently delinquent, with a total of \$324.45.

- Inquiry was made about the process for handling delinquent payments, and Treasurer explained the three-month grace period. Some delinquent notices were not sent due to frost and equipment issues. Some compliance issues were not addressed because the residents did not receive letters, and some landscaping issues were not included in the compliance list.
- A discussion on the guidelines for hiding equipment, such as generators and pool equipment, and the need for approval before making changes. Feasibility of hiding certain equipment due to location and existing landscaping was discussed.

Handling New Residents and Compliance Letters

- It was noted that 3 out of 11 new residents are brand new, and the others are moving soon. A suggestion to send out compliance letters to new residents, giving them until March 23 to respond.

Treasurer's Report and CD Renewal

- Need to renew the \$25,000 CD and discussed the importance of getting a better interest rate. The CD will roll over at a lower interest rate unless the board requests a better rate. It was suggested letting the CD roll over at the current rate, as the money is not needed immediately. A motion to renew the CD at the current rate, which was seconded and approved.

Landscaping and Irrigation Issues

- Update on the landscaping, noting that some plants are dead and the irrigation system needs maintenance. Plan to meet with Coastal Irrigation to get a quote for replacing the control panel and improving the irrigation system. Discussed the need to remove dead plants and discussed the possibility of adding grass and other landscaping elements. Discussion on the challenges of maintaining the clusia hedges and the need for better irrigation coverage.

Pressure Cleaning and Maintenance Quotes

- Quotes shared for pressure cleaning the common area, including the sidewalks, curbs, and parking stops. Some residents have already had their roofs and houses pressure cleaned by the same company. Suggestion made to inform residents about the available pressure cleaning services to encourage them to get their properties

cleaned. Plan to get a quote for pressure cleaning the tennis courts and discussed the best approach for maintaining the courts.

Communication with Neighboring Associations

- Noted that we have not received official communication from the Orchid Bay (West Ditch) Association regarding billing. Discussed the productive meeting with the Orchid Bay Association, emphasizing the importance of good neighbor relations. It was noted that the Orchid Bay Association is effectively a new board and that communication is ongoing. A new ARC volunteer was introduced and discussed the need for clear communication between the board and ARC.

Addressing ARC and Compliance Overlap

- Overlap between ARC and compliance issues discussed, noting that ARC should handle exterior changes while Compliance focuses on compliance. Emphasis was placed on the importance of running any exterior changes by ARC for approval. It was mentioned that some residents have contacted ARC about other residents' properties, which should be handled by the board. Suggestion was made that residents should come to meetings to address their concerns rather than contacting ARC directly.

Handling Compliance Issues and Resident Communication

- It was suggested again to set up an auto-reply email for compliance issues, informing residents that their concerns are being addressed. Emphasis was placed on the importance of clear communication and giving residents time to address compliance issues. Discussion about the need for a checklist on the website to help residents understand what is required for compliance.

Mailbox Issues and Solutions

- Discussion on the need for anonymous email communication to comply with regulations. Suggestion for setting up a Gmail email account for automated replies.
- The difficulty in finding a suitable mailbox due to company changes and part discontinuations was mentioned in regards to replacing aging and damaged/unserviceable boxes was discussed. It was proposed standardizing the mailbox design to avoid future issues with part availability.

Public Water Project Update

- Provided an update on the water project, including the bid opening date and the assessment process. The project is expected to be approved by June, with

installation starting in July. The cost of the project is \$10,000 per home, with financing options available.

Roadway Repair and Maintenance

- Discussed the roadway repair plan, including fixing sinkholes and other issues. Treasure Coast Asphalt will handle the repairs, and additional repairs will be done if resources permit, including the sinkhole near Jean's house and a bump near Larry's mailbox. Plan is to address additional issues, such as driveway damage caused by the asphalt crew.

Gate and Light Pole Issues

- A squeaky exit gate was reported and gate will be lubricated. Also mentioned was the need to remove the ability to use clickers on the gate.
- Inoperative light poles that need to be fixed were noted and a method to contact FPL for light pole replacements was discussed.

Meeting Logistics and Future Plans

- The next board meeting date and schedule were confirmed. The board agrees to stick with the Monday meeting schedule.