

Lily Lake Property Owners Association, Inc.
Annual Meeting
March 11, 2025
1:00 pm in the Clubhouse

Welcome! We do have a quorum.

If your phone number is not in the directory, please give Donna (in the office) your contact information so we'll have it in case of an emergency with your property.

Roll Call for Board Members present: Ron Larsen, Sue Eisenhart, Bob Kovar, Teresa Simpson, Chasity Carpenter

Reading of the previous annual meeting minutes was waived and approved.

Ron Larsen made the following announcements:

Copy of the amended budget has been given out to everyone. St. Patrick's Day Parade will take place on Monday, March 17 (not Sunday, March 16). There are flyers out with the details. Porky Pig will take place on Saturday, March 29. Please see the flyers with all the details.

Ron Larsen presented the President's Report:

- Insurance: we are only insured for outbuildings and only the roof on the Clubhouse (because of the age of the roof).
- Speeding: this remains an issue - please slow down when driving in the park.
- Trash: We've had some issues with the garbage vendor. Please break down the boxes before they go in the dumpster.
- Dogs: No aggressive dogs! This means no matter the size or breed. We have no liability if your dog bites someone. Each person is liable for their own dog.
- Projects for 2025: From Lily Creek Way all the way to the four-way stop, we will be doing a cold patch. Next year, there will be a big paving project that will cause Lily Creek Way to be closed (hopefully for only a week or so). There is a big drain issue at the corner of Lily Creek Way and Fairway that will need to be dealt with in the future.
- We will be renewing the cable contract with Comcast; everyone will get new boxes that will include HD signal. The cost went up \$1.90 a month for this. Internet service may be included for \$31, but everyone will have to do this. This will be voted on during this meeting. It would be added to the maintenance fee (an additional \$31 a month). 600 mbps would be included. If you want higher speed, you would get a separate bill. Free installation is available if you call them. POA will receive \$36,000 back from Comcast for signing the internet contract.
- Under the new state requirements for POA board certification, all board members will need to be certified. This will be scheduled soon.
- Compound: This is not a junk storage area. Please get that cleaned up! If you have a lot that's a mess, you may be getting a note about this issue.

- Stealing in the clubhouse: Someone is stealing butter, orange juice, and hot dogs. This is unacceptable.
- Whispering Pines on the fences: The lawyer says it still needs to be settled. There's an issue with the hurricanes and Whispering Pines has to clear up the fence issues; the judge has to make this decision. The judge has ruled that each side has to pay its own legal fees. We've had an engineer come in and try to give a suggestion on how to fix the water issues on Village. This suit is scheduled for trial on May 7.
- There are other issues in the park that are being litigated. These things cannot be discussed at this time. New regs regarding POAs has come into effect which we are looking into.

Old Business: None

New Business: We need to take a vote on whether we want the POA dues to go up \$31 a month for internet. It's a bulk account similar to the cable contract. There was a complaint from someone that there were not enough people here to vote on this. There was a lot of discussion. How many people do not want the charge for the internet? Roughly 52 raised their hands. How many would want to proceed with getting the internet? Overwhelmingly it was approved by about a three to one margin. However, this will be pursued before going forward. If you have a lot that is hooked up the Comcast, you are paying whether you use it or not. We were asked if we could have this information before a meeting such as this so people would be better informed.

Financial Report: Chasity Carpenter, spoke regarding the financials. She referred to the line items and mentioned we needed to keep our reserve accounts up in case of catastrophic events. When our expenses go up, our reserve accounts need to go up. With the \$24 increase in maintenance fees, the additional funds will add to our Reserves. Questions from the floor were requested. There were none.

Other questions from the floor:


A resident said that her fence needed care (overgrowth of shrubs). It was determined that this fence was along the golf course. Ron suggested Charlie Bishop look into this.

What is the schedule for taking care of the roads? Every three years we will top coat the roads. This year we will patch the roads on Lily Creek Way until next year when we will totally redo it.

The election results were given for the two open Board seats: Chasity Carpenter 164, Jerry Gallo 189, Sue Eisenhart 70, Sam Hodges 139. The two new positions on the Board will be filled by Chasity Carpenter and Jerry Gallo.

A motion to close the meeting was made and seconded. The meeting closed at 1:55 p.m.

Respectfully submitted,



Teresa Simpson, Board Secretary