

Lily Lake Property Owners Association, Inc.
Annual Meeting
March 10, 2026
1:00 pm in the Clubhouse

Bob Kovar opened the meeting at 1:07. This was delayed because the counting of votes was not completed.

Quorum Call – We have a quorum. Rudy Lawrence, who helped check people in, confirmed this.

Call to Order: Teresa Simpson did a roll call (via phone calling in from out of state). All were present but Jerry Gallo because he was counting votes.

Approval of Minutes from 2025 Annual Meeting: Bob motioned that we waive the reading of the minutes. It was seconded and agreed upon by those present.

President's Report: The fence on Village and Fairway has been completed. The insurance quote for the clubhouse including wind damage was accepted. The compound: Two bids came in and once all the snow birds leave, this work will be done. There will be two phases; some asphalt chips will be spread and then gravel will be laid. All construction forms need to be approved at a board meeting. This is a new regulation. That means that one may have to wait a month because of it having to be approved at a board meeting.

Construction Forms:

- 518 Village Blvd - pavers
- 423 Pine Loop – park model
- 599 Village Blvd - pavers
- 646 Village Blvd
- 459 Pine Loop – concrete work
- 451 Par Drive
- 487 Pine Loop
- 706 Sandwedge – garage
- 190 Big Pine Ave – ADA ramp

Sue made a motion to accept the construction forms. Bob seconded the motion. It was agreed by those present.

Bob asked Chasity to give her report. She started off saying several residents had questions from the last meeting that she wanted to address regarding changes. Per Florida State Law, all POA board voting is to be done in an open board meeting except for very limited sensitive matters. Florida's POA Bill 1203 that took effect January 1, 2025 is to make POA boards fully transparent. There are strong penalties for those not doing this. When she started this volunteer position as treasurer, she did not know the HOA/POA laws Florida had in place. She has done much research, asked questions, and consulted legal advice to make sure the law is being followed so that there are no problems for our park. Our census is almost complete, and our annual audit is well underway. Some minor issues have already been found (like an incorrect federal ID on our electric accounts) and other issues such as capital asset updates and fixing our depreciation schedule. Audits are very important and are required by law. The annual financial reports are available online or in the office. With proper shopping for bids and budgeting, we can complete everything necessary keep our reserve balance as needed, and NOT have an increase in monthly fees.

Financial Report – Chasity

- Audit: underway
- Taxes: 2025 taxes have been filed.
- \$41,057 – legal fees last year (hoping this will far less this year)
- Insurance went up because we added wind damage
- 2026 budget will show the increase in Internet and Comcast (because of the vote last year to sign on for the five-year plan)
- Maintenance: \$22,259 – where road had to be repaired from failure at the four-way stop off Lily Creek way; \$30,609 for resealing roads in the park last summer
- We put in \$125,000 in Reserves
- Bi-Annual Fees: Jan 1 and July 1 with 10-day grace period. Please mail in your fees at least 15 days prior to the due date. Late fees are assessed after 10 days.
- We are working on electronic payments – TBD.
- There are four properties in the park that have been notified of late fees.
- We have \$1,011,476.89 in all of our accounts. \$65,000 a month is our average monthly expenses without any major maintenance/repairs.
- 2026 and 10-year reserve schedule includes:
 - New perimeter fencing
 - Paving of Lily Creek Way
 - Road Sealing of Phase 1 & 2
 - Repairs to the compound roads, possibly having funds for drainage improvements
- We are in good shape financially; not the best, but good.
- We need to have our defibrillator in a more neutral place in the park with it being checked regularly to be sure it is working properly.

- The fence by the second entrance is weak; this may be something that needs to be updated.
- Past-due fees as of February 25 at four properties equals \$6,237.95. NOLA/Collection letters have gone out.
- Primary Checking as of today: \$124,988.78
- Reserve totals: \$886,488.11; break down is Sweep/Reserve \$29,357.24 and \$856,118.87, saving \$1,011,476.89

The election results were still not in so Bob opened the floor for questions.

Questions: X-finity fees: are they set for five years? Yes.

Approval for construction forms: does the county play a part in getting permits with the county? If a professional contractor is here, permits are required. If someone works in your home, the person should be licensed and insured if doing construction.

A resident stated that more education needs to be given regarding new HOA laws and regulations so that there are no confusion and rumors of wrong information.

Bob: even as recently as the last few months, we have had expenses that could have been averted if we had been more informed about the rules and regs in Florida. We do not want to have a management company come in here and take over!

Question: why do we have to pay more for cable TV when we already were paying for that. Chasity did try to explain that we were given a better deal that would include cable and internet.

Has there been any consideration for rat control in the park? Bob suggests that some homework needs to be

done on this issue. Chasity said that this is not a POA expense; since we all own our properties, this is a home owner issue. Chasity said this could be looked into to see if it would be financially feasible to have this rat issue checked.

Speed bumps – what is the status on that? The first petition was to not put any more speed bumps in. The second petition was to have them removed. There are seven pages of signatures that need to be reviewed.

Where in the HOA rules are the new regulations? Chasity answered this by saying these things have been all over the news.

Sue Fairchild: if we have people come see us via a motor home; where might they park while they visit us? Is there a place where they could park temporarily? This can be looked into. There is a spot open for the POA, so there is a possibility that someone could use that spot on a temporary basis, understanding there are no hook ups.

The election results were announced at 1:55 p.m. as follows:

Dave Fulmer:	165
Teresa Simpson:	156
Sam Hodges:	151


These three will be appointed/reappointed to the POA Board of Directors for a two-year term.

Dixie Upenieks:	129
Bob Kovar:	124
Amy Holden:	88
Sue Eisenhart:	52
John LaSala:	29

The Election Committee Certified this vote: Jerry Gallo, Committee Chair; Cheryl Coppo, Linda Eich, Mary Love, Ernie Riggs

With no further business, the meeting was adjourned.

Respectfully submitted,



Teresa Simpson, Secretary