

Lily Lake Property Owners Association, Inc.
Board of Directors Meeting
April 22, 2026

The meeting called to order at 1:00 p.m.

Roll Call: Sam Hodges, Jerry Gallo, Dave Fulmer, Chasity Carpenter, Teresa Simpson – all were present (J. Gallo via phone)

Minutes from previous meeting: It was moved to not read the minutes from the last meeting. All were in favor.

Old Business:

We have a bid from Stryker Construction to put in shell rock and the millings from Lily Creek Way to work on the roads in the Compound. \$70,625. Motion moved to accept the bid for the work; all were in favor.

Census: 365 Properties have responded and we are up to date on the census.

Speed Bumps: A petition was submitted to remove the speed bumps with an overwhelming vote in favor of doing this. A motion was made to remove the speed bumps; Unanimous ayes to remove the speed bumps.

Road Work: Lily Creek Way work will be milled and paved. Then the rest of Phase 1 & 2 will be sealed. There will be a map highlighting what days this work will be done, and it will be posted on Chatter and on the Bulletin Boards. Because we will be using the left-over millings off Lily Creek Way to use in the storage compound, this will save money for the compound work. We had three bids: Action: \$91,500 AAA, \$69,366, Imperial, \$64,962; A motion was made to accept the AAA bid as we will be able to use the millings in the compound and that will save money on the compound. This motion was made and seconded with a unanimous aye vote was taken.

New Business:

Drink Refrigerator: The parks lawyer Dan Pilka reported in a letter that the beverage refrigerator can be kept, if no profit is made from it. Therefore, it is the consent of the Board to have two residents taking care of this (handling the money to purchase drinks, refill the drinks) There can be NO profit made from this project. Funds donated are only to be used to replenish beverages nothing else. Once we find the two people to work on this, we will let you know.

HOA Start software program. This will help every resident here. The HOA Start program is a program that uses text messages, a better website, emails, and communication in real time. Every person can be a part, if they sign up for it and can get immediate real-time information regarding events; we have been vulnerable with the old website (having minutes and other documents that don't pertain to anyone else) open for anyone to view. This will make our site

more secure. You can also find where your dues are paid. It's up to you how much you want to use it. We have a 90-day money back guarantee as we start this: \$2,333 a year for this program. Dave made a motion to accept this program. Chasity Seconded and All were in favor.

Construction modifications:

- 343 Pine Loop – motions made; all in favor
- 363 Pine Loop – motions made; all in favor
- 422 Pine Loop – motions made to accept; all in favor
- 426 Pine Loop – motions made to accept; all in favor

One construction modification form was denied: 152 Fairway Blvd; not approved because type of structure requested did not meet the declarations for building projects in our covenants.

Pool Committees: There will be a pool committee formed that will report back to the Board on pool needs/repairs. Gary & LoAnne Bosch, Amy & Mark Holden, and Bob Bertram A motion was made to accept this committee; all voted in favor.

Fine and Violation Committee: Ernie Riggs, Chris Taylor, John LaSala. All will form this committee. A motion was made to accept this committee; all voted in favor.

Financials: Chasity Carpenter

First Quarter has gone as budgeted. Current Balances as of today:

- Main Checking: \$103,531
- Activities Checking \$31,512
- Reserve Account: \$757,335
- Savings: \$1,012
- Past Due Monthly Dues are: \$9,128.59 – some are in full collection, and the rest are in the collection process

Park Reminders:

Those wanting to use the clubhouse must sign up even in the summer and follow protocol for usage.

If you want to clean up the light globes in front of your property, please see Everette Byrd. Don't try to do this yourself.

Golf Course: this is private property and residents are not to be on the grounds if not golfing.

Keep homes in attractive manor; clean up debris, take care of weeds, power wash outside when needed.

Hurricane season; be sure all loose objects are put away.

Speeding: keep the speeds down, especially at stop signs.

There will be only one trash receptible being used during the summer; take notice and do not use the others.

Once the roads are paved, please wait at least 24 hours before driving on them.

With no further business, the meeting adjourned 1:17 p.m.

Sincerely,



Teresa Simpson, Board Secretary

Questions: Why is there so much \$\$ in the Activity Fund? There is a huge amount in the fund to take care of future needs: Bingo Board, Carpet, Blinds for the Clubhouse; games supplies (cards, dominoes, shuffleboard, corn hole, etc.) tables and chairs in the Clubhouse, furniture around the pool; supplies in the kitchen and clubhouse.

Someone asked who was on the Violations and Fines: John Lasala, Ernie Riggs, Chris Taylor

How long do we have to move our trailers; out by July 1; when do they need to put them back? The hope is to have them moved back as soon as possible. Hopefully, there will be people who can help with this.

When will the new website be done? Hopefully, this will take place within the next month. If you have supplied emails and phone numbers, stand by.

Is there a plan to go in and renumber the spots in the compound? Yes, each spot will be 16' wide. The debris will be removed. This is not a salvage yard; anything without wheels will be addressed.

What's the POA doing with the Merrill house? Not sure. When it sells and closes, all the back fees should be paid. Is there any way to get it cleaned up? We do not know because it is private property. We are doing the best we can to get this taken care of. There is a lien on that property. Concerning the compound fees? When will they go down? We do have to pay tax on the compound fees, property taxes, insurance, all need to be assessed as we make the adjustments in the future.

Would there be a problem with starting our meetings with the Pledge of Allegiance? We'll check on that.