

Revised: January 17, 2021

Lamplighter Mobile Homeowners' Association

MEETING MINUTES Wednesday, December 9, 2020

ATTENDANCE:

A quorum was present:

Kat Barnard, President; Bill Hooker, Registered Agent; Jim Frisbie, Treasurer; and George Huth.

NOTE Effective December 1st, Pam Navarre resigned as a HOA Director.

She had the opportunity to move back to South Carolina with her family and currently her home for sale.

MANAGEMENT REPORT:

Ekeena Mangrum was unable to attend this meeting but sent information to be communicated to the residents:

1. Home on lot 88 should be removed in early 2021. Because of the covid-19 situation, it has not been easy to get permits pulled to remove home, clearing the land and placing a new home on the site.
2. New water meters have been ordered. Once they are received, vendor will be contacted to schedule dates for their installations. It is expected that only the home having a new meter installed will be affected during the installation.
3. Fencing inspection at the back was done at the first of the year, but have asked for a more current inspection to be done so that an estimate can be established. Will need to get this estimate approved by Sun, so that a vendor can schedule time to complete the work.
4. A vendor has been out to inspect the tennis court which would include lines for pickle ball. Waiting on an estimate.
5. At this time there are no plans to upsize or replace mailboxes.
6. Ekeena has reached out to the owners of certain vehicles in the overflow in the back. Once contact is made, assessment will be made accordingly with these residents. Overflow/excess parking can be used by any resident at any time, but should not be used improperly.

Then there were a couple of issues from the floor or in the HOA Box:

1. Credit checks are charged only at the time the home is purchased or the home site is rented. Currently the fee charged is \$75 per person and \$50 for additional applicants. This is Sun's standard policy.
2. Some routine maintenance had to be done to the AC units recently and the clubhouse was very cold that day. After the maintenance was completed, the temperature was

reset. This had occurred on day when we had had a cold spell come through. RUMOR: Sun was controlling our temperatures from Michigan which was false. If any resident finds the clubhouse uncomfortable, please alert management, so it can be checked out

3. Got a note in the HOA box about not all light posts are lit !!!! Not all homes are wired the same, in fact some homes were manually disconnected by their residents.

It is the resident's responsibility to pay for their electricity and some prefer not to pay this expense. But if your light fixture needs repaired, then please write up a "Resident Communication Form" in the front office so it can be investigated.

SECRETARY'S REPORT:

Kat Barnard reported that the November 14th Minutes was posted on the HOA bulletin board and on the website. Kat made the motion to accept them as is and

Bill Hooker seconded it. Minutes were approved and accepted.

TREASURER'S REPORT:

Jim Frisbie did the banking report this month. Last month's balance was \$5,672.87. There were expenses of \$87.01 over the last month with a balance of \$5,585.86 as of today.

FMO INFORMATION:

Next FMO District 14 Meeting will be held on "Zoom" on Monday, January 4, 2021 from 10 AM to Noon. Please let Kat Barnard know if you want to participate !!

The big news is that manufacturing housing has become a hot commodity for large investment companies for a long range return on their profits. MHM Communities bought Maplewood Estates (272 lots) and Treasure Isle Estates (150 lots) in September for around 120 million. Northwestern Mutual bought Aberdeen (533 lots) in July for 96 million. And The Falls in Ormond Beach (599 lots) is under contract for around 128 million. Patricia Keough-Wilson has stepped down as District 14's President with Dana Matlock stepping in as interim. District is being reorganized under Dana's supervision with five vice-presidents being assigned to areas in order provide better communication.

HOA and FMO MEMBERSHIP PLANS:

All residents will be receiving applications for both HOA and FMO over the next couple of days. Membership drives will run from the middle of December and go till the middle of March.

Applications can be deposited in the HOA Box across from the community mailboxes at the clubhouse. The HOA Box will be emptied daily for security reasons.

MEETING ADJOURNED AT 7:25 PM

NEXT HOA MEETING

Saturday, January 16, at 11 AM. All Lamplighter residents are welcome.