Lake Arthur Estates Homeowners Association (LAE HOA)

Board of Directors Meeting Minutes

Date: July 30, 2025

Time: 6:00pm

Location: HOA Playground Pavillion,

Lake Arthur Estates, FL

1. **Introductions and Call to Order**

* The meeting was called to order at 6:00 PM by Michelle Morgan, President and a quorum was established.
* Board Members Present:

-Michelle Morgan (Voting Member) and Krislyn Baker (Voting Member)

* Homeowners Present: 16 homeowners present

1. **Approval of Previous Meeting Minutes from May 19, 2025**

* Board meeting minutes (19May25) were unanimously approved and have been published on the HOA website ([www.lakearthurestates.com](http://www.lakearthurestates.com)).

1. **HOA Board Reports**

Board Resignations and Call for Open Position Volunteers

* As of 31JUL25, the following board members have submitted their letters of resignation:

-Seth Kootsouradis (President), Trey Maulden (Secretary), and Richard Bennett (Treasurer).

* In accordance with LAE HOA by-laws Section 6.7, the remaining board members have appointed the following persons to interim positions, with a formal vote to be conducted at the December 2025 Annual HOA meeting:

-Michelle Morgan: President

- Bernard Baker: Secretary

- Krislyn Baker: Treasurer

* Rob LaFear has volunteered, as a former HOA President/Vice President, to act in an advisory capacity without a formal board position.

1. **Ongoing Projects and Repairs Updates**

* Speed Bump Repairs: The vote to replace or remove speed bumps did not meet minimum 2/3 voter participation. The Board will repair the currently installed speed bumps next month (August). No new speed bumps will be installed or removed.
* Street Lights: The vote to add more street lights did not meet the minimum 2/3 voter participation. No new street lights will be installed. The current common area lights will be inspected and repaired, as part of required community maintenance.

1. **New Business**

HOA Management via third party proposals:

* The HOA Board presented three contract proposals for professional community management from Burg Management Company, Panhandle Community Association Management, and Panhandle Management, LLC (see attachments to minutes).
* This move would be to provide continuity of management, increased legal support for by-law enforcement, and streamlined maintenance and improvement on community engagement.
* Homeowner, Adrian Luke, suggested the board consider visiting other local HOA boards to seek guidance on more efficient self-management, Mill Creek Farms in Baker, as an example.
* Additionally, Isaiah Allen (homeowner and licensed realtor) offered to act as a professional community manager, pending contract bid and negotiation.

The Board will take these suggestions into consideration and present new findings at the next board meeting. No vote of action was taken.

1. **Homeowners’ Forum**

Several homeowners mentioned the following concerns:

* Dog Waste: Dog waste is being left by some owners walking their pets on other’s property. Future strategic placement of pet waste collection stations was discussed as a potential solution.
* Enforcement of HOA by-laws and fines: Although notices are being sent out by the Board regarding violations, there are still issues with finding affordable legal representation to act against uncorrected violations. A community management contract would alleviate these concerns. In lieu of this option, an increase in the next annual budget regarding legal fees should be considered.

1. **Adjournment**

The meeting was adjourned at 6:52 PM by Michelle Morgan. Motion to adjourn by Rob LaFear, seconded by Mike Johnson. Motion carried.

Next Meeting

Date: September 24, 2025

Time: 6:00pm

Location: HOA Pavillion,

Lake Arthur Estates,

Crestview, FL

Minutes Submitted By

Bernard Baker, Secretary

Date: August 1, 2025

Attachments: 1) Burg Management Company service contract proposal

2) Panhandle Community Association Management service contract proposal

3) Panhandle Management, LLC. Service contraction proposal