

Lemon Bay Isles-POA

Membership Meeting Minutes

February 17, 2026

Meeting called to order at 9:01 am. Quorum 36

PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE FOR THOSE WE HAVE RECENTLY LOST

ROLL CALL OF OFFICERS/BOARD MEMBERS – Sandy Lund

Present: Bruce Ramos, Tom Barnes, Sue Schoppman, Mark Jackson, Sandy Lund

Absent with reason: Alli Armstrong, John Walsh

INTRODUCTIONS OF ANY NEW MEMBERS—Sandy Lund—No new members present.

SECRETARY’S REPORT—Sandy Lund

January 20, 2026, Membership Meeting Minutes were approved by the Board Members, posted to the LBI-POA Website and emailed to the Membership on 1/26/2026. There was one correction made on 2/6/26 to add the County’s non-emergency phone number

The February 3rd Board Meeting Minutes were approved by the Board Members, posted to the Website and emailed to the Membership on 2/6/2026 along with above mentioned correction to minutes. There were no comments or questions regarding these minutes so they will not be read at today's Membership Meeting. No questions today regarding Membership meeting minutes: Motion to accept minutes by Nancy Fournier; seconded by Renee Dickinson. Passed by unanimous vote.

PRESIDENT’S COMMENTS—Bruce Ramos—Please remember if you are speaking, go to the microphone so our recorder can pick up your comments; state your name and address.

TREASURER’S REPORT—Susan Schoppman—January Financial Report

Checking account \$14,003.82; Savings account 9,975.52; CD \$26,864.83. Copies of the financial report are available to anyone who would like them.

COMMITTEE REPORTS

- **Owners’ Property Maintenance – Bruce Ramos**

6329 Oriole – Fine for deed restriction violation. Two years overdue dues. Case sent to attorney for further legal action; owner has been provided a letter of intent to place a lien on the property with a deadline of 2/20/26 to respond. The next action—if needed—will be a second letter with an additional 45 days to respond to continue to move forward with the lien and potential foreclosure process. Additional daily fines began on 1/19 for hurricane damage that has not yet been addressed.

6342 Falcon – Homeowner has paid dues and mowing bills. County Code violation due to derelict conditions; no update on action by the County.

6300 Bunting – Payments for mowing are overdue. Case sent to Attorney for further legal action of unpaid bill.

6395 Falcon – Vehicle parked on grass. Letter sent. Appears parking on grass has stopped. Board will monitor.

Tree & Bush trimming – On 1/18/26 we had 72 properties that needed trees and bushes trimmed and four that needed trees removed. Owners were emailed to comply by Feb 15. Thank you to the fifty owners who have responded. Letters will be sent to those that have not been completed.

- **Deadline for Hurricane Repairs** –Bruce Ramos
 - 8437 Albatross**, owner Regional Enterprises. Needs a driveway, skirting & carport. Driveway & skirting have been completed; materials are on site for carport.
 - 6119 Falcon**, Needs a railing on slab; Completed.
 - 6342 Falcon**, Needs a railing on slab and has some roof damage. Fine suspended while helpers in NH are working with a contractor to repair roof and put up railing.
 - 6251 Greenfinch**, owner Regional Enterprises. Needs a carport. Completed.
 - 6329 Oriole**, Damage and needs a carport. Daily fine started 1/9/26. Attorney advises to continue with the process.
 - 6227 Partridge**, Extensive damage and needs a carport. Siding is on order and should be in this week with an estimated start date by end of this month. Carport and Lanai waiting for permit.
- **Homes Sales / Vacant Lot Update** –Bruce Ramos
 - There are 22 properties for sale; 11 of those are vacant lots.
 - There are 26 vacant lots and 3 new homes that have been built but are not yet occupied.
- **Front Island / LBI Common Areas Maintenance**–Tom Barnes
 - Tom and Bruce made repairs to the entrance sign lights.
 - Backflow Repairs have been made at the cost of \$658.99.
 - Other repairs will be minimal if needed pending McCall Plaza development.
- **Compliance Committee** –Bruce Ramos
 - We now have seven volunteers; no meetings have been scheduled.
- **Welcome Committee**–Bruce Ramos
 - There is one new owner packet to be deliver and all renter packets have been delivered.
- **Home Improvement Committee**–Bruce Ramos—Nothing submitted
- **Christmas Decoration Committee**–Bruce Ramos—Committee needs a new chairperson, but no one has volunteered. Will consider disbanding this committee.
- **Neighborhood Watch Committee**–Bruce Ramos—There was not a regular meeting held on February 9, but the County Sherrif’s Department held a golf cart, bicycle, kayak, etc. registration; about 50 homeowners attended.

UNFINISHED BUSINESS

- **Dues status** – Sue Schoppman – 313 member dues have been paid with approximately 40 still outstanding. Late notices sent out.
- **January Financial report** – Sue Schoppman –Contact Sue if you would like a copy.
- **55+ survey**. Susan Hunter and her staff did a fantastic job! We met the 80% requirement with some extra. Total 295. Thank you to all who assisted and to the owners that got their forms in.
- **Audit committee** –Bruce Ramos- Read 2025 Audit Report noting that “All records were complete, accurate

and properly recorded”. Thank you to Chair Stephanie Love, who powered through being extremely sick, and to her committee, Elaine Feeley and Teri Barnes.

- **2025 Financial Report** –Bruce Ramos—Financial Report was presented at the Annual Meeting. Are there any questions? Motion to accept by Kathleen Gregorie; seconded by Nancy Fournier. Report accepted and will be filed.
- **Island Wildflower Alternatives** – Bruce Ramos – Need to find a landscaper that will do a plan for us with cost so we can then apply for a grant.
- **Bylaws Review** – Bruce Ramos – Looking for three to five volunteers for a committee to review the bylaws and suggest any changes. Bylaws determine how we run the POA and we currently have one volunteer. Let me know if you wish to be on this committee.
- **Board Member Training** as required by the State of Florida was completed on 2/12/26.

NEW BUSINESS

- **Attorney response** – Bruce Ramos –
 - **Frontier soliciting** – Only recourse to deter is for individual owners to ‘trespass’ the salesperson – POA can’t do it as our roads are considered public.
 - **Felon Screening** – There has been a second arrest for possession of drugs with intent to sell at a different address on Greenfinch. It appears that we can legally consider adding language to deed restrictions to reject felons from buying property or living here and requiring background checks with the cost being added to the application fee. All individuals living on the property would have to complete a separate application. The process would likely not work for those who are already here and would only apply to new felons. Another possible option would be to add a nuisance rule that would allow us to fine an owner with a current resident that is charged with a crime. We cannot evict but it may force owner to evict.

An owner commented about a property at 6264 Greenfinch; Bruce added that there were several violations there and that a letter was sent to the owner with a deadline to correct. Another member suggested that the County has an app where you can anonymously make a tip if you observe suspicious behavior. (The non-emergency phone number is 941-639- 0013).

Do owners wish the Board to move forward with further research into this? Motion: Donna Worcester Second: Nancy Fournier. Motion carried by unanimous vote.
 - **McCall Plaza Community Committee** – Bruce Ramos – This a committee of concerned residents of LBI, LBI 3 & 4, and Holiday Estates to explore the negative impacts of and effective means to oppose the proposed gas station at the entrance of the Park. It is not a Committee of the LBI-POA. Kathleen Gregorie asked who the members could contact to protest. Bruce advised that the developer and / or the County Commissioners would be appropriate contacts, but previous attempts have not proven helpful. The committee hopes that homeowners will respond to requests to be involved in recommended actions.

ANNOUNCEMENT/FINAL COMMENTS

NEXT BOARD MEETING – March 3, 2026 @9:00

NEXT MEMBERSHIP MEETING – March 17, 2026 @9:00 am

MOTION TO ADJOURN: Sara Murphy, seconded by Nancy Fournier. Meeting adjourned at 9:38

