

Lemon Bay Isles-POA

Board Meeting Minutes

January 6, 2026

The meeting was called to order at 9:03.

The secretary called the roll of officers and directors. Those in attendance were Bruce Ramos, Tom Barnes, Sue Schoppman, Carol Roffe, Alli Armstrong, Maryjo Vanwinkle and Renee Dickinson.

Committee Reports

Owners' Property Maintenance-Bruce Ramos updated the board on properties that are still out of compliance with the deed restrictions.

6329 Oriole Blvd. property with overdue dues and fine for deed violations has been sent to the attorney for further legal action. A letter from the attorney will be sent to the owner, if no action is taken another letter will be sent from the attorney and a lien will be applied to the property.

6342 Falcon Dr. property still owes for one mowing and code violations. A check was sent to pay the mowing bill and for the dues. They also have a contractor for the roof damage and railing for the lanai.

6300 Bunting Ln. property has overdue payments for mowing. Case has been sent to the attorney. No response yet.

6264 Greenfinch Rd. has a truck with a flat tire and the hood up, not sure if it is registered. 2 letters were sent, one to the local address and one sent to alternate address. No response.

Deadline for hurricane repairs-Bruce updated the board on happenings to the properties needing repairs.

8437Albatross Ln. property has completed the driveway but is still waiting for permit to finish the carport.

6119 Falcon Dr. property that needed railing on the raised concrete slab, has hired a contractor.

6342 Falcon Dr. property needing railing on raised concrete slab and roof repair. They have a contractor for repairs and a railing on the slab. Bruce advised them to get a copy of the contract to him and the fine would be suspended.

6251 Greenfinch Rd. property needs a carport. They are applying for a permit but no update on that.

6329 Oriole Blvd. has damaged property and needs a carport. No response, fine will start January 9, 2026.

6227 Partridge Ave. property has extensive damage and needs a carport. They have a contract and siding was to start soon but has not taken place yet. If there is no action in the next two weeks, we will reinstate the fine.

6161 Oriole Blvd. property needing a carport, owner has put the house on the market. We will pause any action for 6 months. Will contact new owner when sold.

Maintenance front islands/LBI common areas-Tom has worked up a diagram and estimate to replace electric on the island. Considering all it will entail and the expense and what may happen to the island if indeed the property at McCall Plaza sells, at this time the board has decided to continue to use the extension cords and replace them when needed.

Tom stated he would cap the electric on top of the entrance signs in the next couple of weeks.

Compliance committee does not have a meeting scheduled this month.

Welcome Committee has delivered one owners' packet and two more are waiting for owners to arrive. There are seven renter packets, waiting for arrivals. There is still one rental without a renter's form.

Home Improvement committee had one shed approval.

Christmas decorations Committee needs a new chairman; a meeting will need to be set up before April to plan next year's decorating plan. All the lighting was taken down and packed away in the shed behind the clubhouse Saturday, January 3.

Nominating Committee has nominations for each open position. There is no need for absentee ballot for election.

Unfinished Business

Dues Status, there have been 54 collected so far.

Budget, Sue Schoppman presented the budget to the board to review and approve before bringing to the membership. Bruce moved to approve the budget, Maryjo seconded the motion and the board voted unanimously to approve the budget. The budget will be sent to the membership prior to the meeting. Proxy forms will be sent to the membership for those who wish to vote for or against the budget who are not able to attend.

55+ Survey began collecting surveys today at coffee hour. The survey will be emailed to the membership to print out to return, and there will be copies at the bulletin board in the Edgewater Club and copies to fill out at Tuesday Coffee hour.

Audit committee will meet on the 8th of January at 10:00.

Elections and nominating committee nominations are closed. Positions have been filled.

Vice President-(2 years) Tom Barnes

Secretary-(2 years) Sandy Lund

Director-(3 years) John Walsh

Director-(1 year) Mark Jackson

Wildflower alternative on islands. Still looking for a landscape plan with native plants and estimate that we might be able to apply for a grant, and with the help of volunteers turn some of our small areas that are maintained into beautiful maintenance free gardens.

Bylaws will be discussed with the new board and a few changes that may need to be made.

Board member training, Bruce is hoping to get training for the new board in February or March at the Edgewater Club.

Booklets must be turned in to update for new board members.

New Business

Plan for Wawa. We will keep up with developments. Encourage membership to email, send letters to the developer, commissioners in protest to have anything go in there that will generate traffic on our streets, less ease of access in and out of our development, noise and light pollution etc.

Announcement/Final Comments

Next Board Meeting will be February 3, 2026, at 9:00am in the all-purpose room.

Next membership Meeting will be January 20, 2026, at 9:00 am Edgewater Club.

Renee Dickinson moved to adjourn the meeting. Tom Barnes seconded the motion.

The meeting was adjourned at 11:27 am.