

**MINUTES**  
**LEMON BAY ISLES-POA**  
**BOARD MEETING – February 3, 2026**

Board Meeting called to order at 9:03. Please silence your phones

Roll Call of Officers/Board Members – Sandy Lund

Board Members present -Bruce Ramos, Tom Barnes, Sue Schoppman, Sandy Lund, John Walsh & Mark Jackson. Alli Armstrong was absent with reason.

President's Comments – Bruce Ramos

Bruce welcomed our new Board members and thanked them for volunteering.

**COMMITTEE REPORTS**

- Owners' property maintenance – Bruce Ramos -- Review of the Board process for enforcing violations.  
6329 Oriole - Fine for deed violation & overdue dues. Letter of intent to place a lien on property sent by attorney. Owner has 45 days to respond. Deadline February 20<sup>th</sup>.  
6342 Falcon - Overdue bill. Received a check for dues and the 3<sup>rd</sup> mowing bill. No update on any County action for derelict conditions.  
6300 Bunting - Payments for mowing overdue. Collection letter sent by Attorney.  
6395 Falcon - Vehicle parked on grass. Notice of violation letter sent. Appears vehicles are no longer parked on the grass. Board will continue to monitor.

Tree & Bush Trimming - 1/18/26--Board checked community and identified 72 properties that need trees and bushes trimmed: including four with dead trees. Notices sent to owners to correct.

Deadline for hurricane repairs

8437 Albatross - Driveway, skirting & carport - Driveway completed. Permit is in review.

6119 Falcon - Needs a railing on slab. Fine suspended pending contractor scheduling.

6342 Falcon - Needs roof repair and a railing on slab. Fine suspended pending scheduling.

6251 Greenfinch -Needs a carport. Permit in review.

6329 Oriole - Damage and needs a carport. Daily fine started 1/9/16.

6227 Partridge - Extensive damage and needs a carport. Siding on order with an estimated start date of end of February.

- Maintenance front islands LBI common areas – Tom Barnes  
Lights on top of entrance signs. – Have a ladder and will attempt to remove in the next week.  
-Backflow status – completed at cost of \$658.99.  
-Shells for bald spots on 1<sup>st</sup> island. Estimate of \$500 if volunteers do the work. We will wait pending the results of the McCall Plaza development. Do not want to spend money if the island goes away.
- Compliance Committee – Bruce Ramos – No meetings scheduled. We now have seven volunteers which will ensure we have the required minimum of three committee members for any future hearings.
- Welcome Committee – Bruce Ramos. Have one new owner and two new renters to deliver.
- Home improvement committee – No plans submitted.
- Christmas Decoration Committee status –Bruce Ramos – Need a new Chair. No one responded to the request. We may need to eliminate this committee.

**UNFINISHED BUSINESS**

**MINUTES**  
**LEMON BAY ISLES-POA**  
**BOARD MEETING – February 3, 2026**

- Dues status – Sue Schoppman - 315 paid; 40 unpaid. Board will send out late notices including a \$10 per month late fee.
- January Financial report – Sue Schoppman – No questions. If owners want a copy, contact Treasurer.
- 55+ Survey --We have the required 80% response, but will try to get a few more to be safe.
- Audit committee – Report will be given at the February member meeting.
- Wildflower alternative on islands – Bruce Ramos – Next step is to find a landscaper that will do a plan for us with costs. Then apply for a grant. Ones contacted so far refuse to work with HOA's.
- Bylaws review – Bruce Ramos – We will be looking for volunteers to form a committee to gather any suggestions for changes.
- Board member training – Bruce Ramos – Will set up for February.
- Community Care Team – Bruce Ramos – No response from owners with desire to restart this program. Item closed.

**NEW BUSINESS**

- Attorney response – Bruce Ramos  
Frontier soliciting – Only recourse is for individual owners to trespass the salesperson – Due to having public roads the no soliciting in not enforceable.  
Felons --It appears that we can add language to deed restrictions to reject felons from buying property in LBI. Will ask owners at the February Member meeting if there is interest in proceeding with researching what that entails. Would need to do background checks on new owners and renters.
- Community Committee for McCall Plaza – Bruce Ramos – Have 7 so far: 4 from our POA, 1 from Phase 3&4, 2 from Holiday Estates III. Will set up an organizational meeting.

**ANNOUNCEMENT/FINAL COMMENTS – Bruce Ramos – Bruce encouraged the new board members to speak up and feel free to disagree on ideas and actions we address.**

- Next Board Meeting – March 3, 2026, @9:00
- Next Membership Meeting – February 17, 2026, @9:00 am
- President's Final Remarks – Bruce Ramos

**MOTION TO ADJOURN 10:52**