

Lake Asbury Community Association, Inc

282 Branscomb Rd

Green Cove Springs, FL 32043

Lake Asbury Community Association Meeting Minutes

June 30, 2025 @ 6:38 pm

Board:

Wanda Green

Paul Pierce

Kay Manly

Chris Luther

Bernita Nester

Guests:

Tom Hallquest

Nancy Luther

Gary Cooper

James Zarinczuk

At 6:39 PM, Paul Pierce called the meeting to order in absence of Gayward Hendry.

- Secretaries' report read – motion to accept Chris/Kay
- Treasurer's report read by Kay Manly. Balance all accounts balance \$59,456.54.
- Motion to accept Chris/Bernita.

It was noted that the expenditures for the prior month were higher than usual. This increase is due to purchases made in anticipation of the Annual Meeting to be held July 12 (Food/mailing of letter/ print costs).

Old Business:

Much discussion regarding the Treasurer's report and a desire to categorize varying costs:

- Building
- Grounds upkeep
- Special functions
- Postage and mailings/printing
- Supplies
- Entrance maintenance

This information will allow an understanding of overall costs and if rental fees keep up with costs associated with renting the building.

New Business

Tom suggests instead of a "budget" set for expenditures, that we review financials throughout the year to see where funds are being spent.

JUNE 30, 2025

The annual meeting is July 12, 2025, at noon. Letters have been mailed with vote sheets, and food has been ordered from 4-Trees for 70 people. Kay will pick up food, and Paul will contact a Clay County representative to see if they will come to address the meeting with updates for road/construction projects in the Lake Asbury area.

As Gayward may not be able to attend, Paul will be prepared to be the meeting moderator. Ladies Club will provide a \$50.00 door prize, and LACA will provide a \$100.00 door prize. A motion for LACA gift was made by Kay/Chris 2nd.

Much discussion re: SBA Communication's previous offer to purchase land/egress for tower. Will see if we can contact a representative of the company to speak.

Tom doesn't do non-profit tax returns due to complexity, but suggests we speak with and consider hiring a CPA who specializes in non-profits. This will allow an informed decision to move forward or to dismiss the option to sell property.

Plan to have new webpage displayed on screen for viewing at annual meeting. Brittney was not present at tonight's meeting to speak on rental activity.

Some conversation regarding board thoughts on allowing Brittney to utilize social media to get word out for building rental opportunities. Kay motioned to allow her to move forward, Chris 2nd.

Neighborhood Watch:

Arthur Moore: Theft of fishing gear from dock.

Building and Repairs

Paul has eradicated wasps from around the building, spread wood chips and extends a thank you to Mike Schwibert for coming over to spread the chip.

New "No trespassing" signs were installed on dam. Old signs were placed behind Annex building but need to be thrown away.

Ladies' Club/Events Committee:

Ladies will provide desserts for July 12 Annual Meeting.

Ladies enjoyed a luncheon at Dalton's in May.

The Ladies Club meeting for July will be moved to July 8.

With no additional discussion, the meeting was adjourned at 7:54 PM.

Bernita Nester, Secretary, Lake Asbury Community Association