

January 26, 2026

Lake Asbury Community Association, Inc
282 Branscomb Rd
Green Cove Springs, FL 32043
Lake Asbury Community Association Meeting Minutes

January 26, 2026 @ 6:33 pm

Board:

Paul Pierce
Carol Weisenburger
Kay Manly
Jacky Bentley
Danny Green
Chris Luther
Brittney Scantling
Bernita Nester

Guests:

Robert and Charlene Shettel
Nancy Luther
Travis Simpson

At 6:33 pm, Paul Pierce called the meeting to order. The pledge was recited.

MINUTES

The minutes from previous meeting were read by Bernita and accepted (Motion by Kay/Jacky).

TREASURER

- Treasurer's Report read by Kay including annual report review for 2025. (Motion by Chris/Danny).
- Much discussion regarding the large balance being maintained in the checking account. These funds have capacity to earn greater interest by being moved to a higher-yield account. As LACA has an existing money market account at Vystar, Bernita motioned to have \$42,263.38 moved to the money market account. (Bernita/Jacky).
- Board members will collectively research high-yield savings accounts which may be an option for the LACA to earn a greater return.
- Kay is still working with Vystar to obtain a separate account for the Ladies' Auxiliary (Club). The balance for this group \$5,693.31.
- Radifi released the CD being held for Ladies' Auxiliary without penalty. Accounts were closed at that institution.

NEW BUSINESS

- The 2026 letter seeking donations needs to be printed and mailed out. As all residents are members by owning property in the community, donations are vital to

ensure operational funds are received each year. Discussion regarding adapting webpage/paypal account to accept donations, so they can be made electronically. Kay will check with Webmaster.

- There are still some residents that wish to receive a paper copy of Lakelighter. Costs of printing are increasing, and the current amount is not covering the cost of printing and mailing. Kay states the cost needs to be increased to at least \$18.00. Board members agree.
- The process of collecting articles and putting the Lakelighter together is also time-consuming, and Kay requests assistance with that. Brittney will contact and manage submissions, and Danny will assist with drop-off and pick up of paper copies from More than Ink.
- The insurance company we have been using to provide policies for those renting the building has increased fees. Kay and Brittney have found an alternate company with more reasonable pricing.

OLD BUSINESS

- **SIGN REPLACEMENT:** Much discussion regarding sign replacement location options. As Board must also review Building Inspection Report, topic of sign was tabled until a future meeting. (Jacky/Chris).
- **CELL TOWER:** Chris presented some information regarding the existing offer to purchase/long term lease the property the cell tower is on. He also explained that another interested purchaser has come forward with a proposal. He outlined some points to research and think about as Board considers these offers. He has drafted a letter to the cell company. Much discussion regarding these offers, as well as discussion to reevaluate the monthly lease amount for the site. No decisions made on this topic/no vote.

Building and Repairs

- Carol presented the Building Inspection Report, noting six (6) areas of high importance:
 1. **ROOF-** This includes both the roof on the main building, as well as the storage building which is separate. Replacement is imminent, and quotes will be obtained to review so a decision can be made for replacement. Carol will spearhead this effort and requested Board members provide names of companies to contact.
 2. **HVAC-**current units are becoming aged (one is 19 years old), and while both units are still in working order, it's imperative to begin to consider replacements to ensure the building is comfortable for events/rentals. Jacky will spearhead HVAC review and will work with a local company to determine if repairs or replacements are needed. Paul/Chris will also assist Jacky if needed.
 3. **EXTERIOR:** Some rotted wood, wood-boring bees, paint peeling, and water runoff which needs to be redirected away from the building are all issues. Carol will contact a handyman for repair or quotes for repair.

4. **ELECTRICAL:** A thorough inspection of all wiring and circuits is needed to ensure compliance and safety. Jacky will coordinate and will obtain a quote from Destiny Electrical.
5. **CONCRETE:** Inspection revealed areas of concern for repair/shaving down to ensure safe walkways.
6. **APPLIANCES:** Stove needs to be secured to wall for safety. Carol will have same handyman complete this repair.

- Findings will be discussed at February meeting.
- Carol also states the annual building insurance is due in February, and the cost will be similar to 2025 cost.
- Discussion regarding costs associated with building rentals, and if rental fees covered the costs of building use. Danny mentioned that the insurance cost was not being covered by fees. Bernita relates that insurance always covers the building and grounds, not just for rentals, including community use and various groups for meetings. It may not be reasonable to expect rental fees to cover this cost, as buildings are frequently used for other purposes which do not generate income, but still provide benefit to the community.
- There was conversation regarding the potential need to increase fees for rentals and possibly create a fee structure for early access to the building, as this prevents rentals the evening or day before if early access is requested.
- This point was tabled and will be a topic for next month's meeting.
- There was also conversation regarding the need for a roof replacement soon. Will begin to research costs of replacing roof.

CCSO REPORT

No report

Ladies' Club/Events Committee:

- Ladies Club will host a free spaghetti dinner February 14, 2025.

GUEST PRESENTATION

Travis Simpson petitioned the Board to consider allowing he and his wife to utilize the Community Association building to operate a home school co-op, "New Creations Academy"

- Classes would be held two (2) days per week 9:00 am -3:00 pm
- 15 children, 1 teacher, 1 assistant
- Not on-site during summer break
- Would pay for use of building
- Plans to build a facility in next 1-2 years, but needs temporary location
- Will provide a proposal if the Board feels this may be possible

Board will receive proposal prior to February meeting, and will discuss further.

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With no additional discussion, meeting was adjourned at 9:00 PM.

Bernita Nester, Secretary
Lake Asbury Community Association

AGENDA FOR NEXT MEETING (February 2026)

- New financial institution/account information for Ladies Club funds
- High-yield savings account options for LACA funds
- Review of quotes and findings of Building Inspection highlights
- Repairs completed from Building Inspection Report
- Quotes for potential roof replacement
- Additional discussion pertaining to possible sale of property (tower site)
- Report on rental fees being charged throughout county for similar venues
- Discussion/possible vote for sign replacement location
- AED was installed February 6, 2026. Located on front porch, to left of door. Sign also posted at the corner of the building closest to parking lot.
- Donation drive 2026 updated donation letter status

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