

Lake Asbury Community Association Meeting Minutes

Date: April 27, 2026

Board Members:

Gayward Hendry

Paul Pierce

Chris Luther

Kay Manly

Carol Weisenburger

Bernita Nester

Guests:

Nancy Luther

Charleen and Robert Shettel

Todd Mattox

1. Financial Report

Kay provided the financial status as of March 31, 2026.

Total Bank Balance: \$75,670.00.

Kay gave an overview of costs incurred and upcoming work.

Roof replacement is complete, and inspection has been approved. Discussion regarding wires disconnected at pole/building which need to be reattached, and replacement of gutters for primary building. The cost would be \$2,865.00. Board members agree that the gutters should be replaced, with additional jumbo downspouts (5).

Insurance policy has been paid, and documents received.

The building paint project will begin on May 25.

Status: Treasurer's report approved.

2. Approval of Minutes

The minutes from the previous meeting were reviewed.

Status: Minutes approved with noted corrections.

3. Building Maintenance & Old Business

Roofing: Project is paid in full. A yard light wire cut during construction was discussed; the board will determine if a private electrician is required for repair.

HVAC: Jackie reports outside AC unit is overamping. Quote for repair \$1280.00. A motion to complete needed repairs was passed.

Painting: Exterior painting of the main building and shed is scheduled to begin May 25, 2026. The colors chosen are white with black trim and gray accents.

Gutters: The board approved a motion for Stern Roofing to install new gutters on the main building for \$2,865.00, plus a \$500.00 allowance for two additional downspouts (Total: \$3,365.00).

4. Sign Replacement Project

Location: The new sign will be placed at the triangle corner (Lake Asbury and Wesley), 33 feet from the road. Chris and Paul measured the setbacks to determine the best location for the sign. Paul states he sent RFQ to multiple vendors and has only heard from the mason who performed previous work. Chris was able to provide AI renderings showing what completed the sign will look like.

James Zarinczuk provided contact information for another stonemason.

Vendor: Bill Minslow was approved for the brick and concrete work.

Permitting: Paul will sign the building permit as the owner/contractor, as the mason is highly experienced but unlicensed. Paul states the foundation and brick work will cost approx. \$4580.00.

Budget: The project remains within the \$8,000.00 approved budget. \$1,700.00 has been paid for tree clearing; an additional \$500.00 was approved for final stump "manicuring" and root killer application.

Status: Approved.

Paul will determine if solar panels for nighttime lighting will receive adequate sunlight or if solar panels will need to be located separately from sign.

5. New Business & Community Issues

New Creations Academy: The program is expected to begin July 1, 2026, contributing \$1,500.00 per month to the general fund.

Gopher Tortoises: The board confirmed that the rough tree area will not be mowed to protect established tortoise habitats.

Field behind building does need to be mowed. Paul will reach out to the person who mows.

Community Concerns:

Burn Ban: A strict burn ban is in effect for Clay County.

Code Violation: A property at 677 Lake Asbury Drive was discussed for code violation of multiple RVs, limousine, and trash accumulation. Neighbors want the owner cited for not keeping property up.

Road Maintenance: Asphalt undermining at 167 Aldersgate needs to be addressed by Clay County Utilities.

Dried concrete at the end of Branscomb/Henley (by sign) needs to be chipped out. County to be notified.

Alligators: Licensed trappers are active in the lake for nuisance alligator removal. Two (2) alligators have been removed so far. Additional alligator (possibly 12') believed to be behind residences on Arthur Moore Dr.

Annual meeting set for July 11, 2026 @ 1200. BBQ, and Ladies Club will provide desserts.

With no further business, the meeting was adjourned at 7:50 PM.

Bernita Nester, Secretary

LACA