

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

Board:

Paul Pierce
Kay Manly
Jacky Bentley
Bernita Nester
Chris Luther
Danny Green

Guests:

Nancy Luther
Todd Mattox

Meeting Minutes: Lake Asbury Community Association

Date: August 24, 2026

Time: 6:30 PM

Location: Lake Asbury Community Center

1. Call to Order

The meeting was called to order at 6:30 PM by Paul Pierce. Gayward unable to attend.

2. Minutes

Bernita read June minutes. No meeting was held in July. Minutes accepted (Kay/Chris).

3. Financial Report

Kay presented the financial report for June/July, 2026. Todd Mattox asked for clarification of electric costs vs utility costs. Clarification made for each charge. Report accepted (Bernita/Chris).

4. Old Business

Building Repairs & Maintenance

- **HVAC/Electrical:** Jacky met with electrician and discussed some repair needs:
\$175.00 to fix outdoor shed fans/vent fan

Circuit for front pole light

Paul requests wiring be staged for a potential electronic sign (future improvement), and outlet for Christmas lights to be utilized. Jacky will obtain quotes for requested improvements.

Jacky has the tie downs for the AC unit and will get those installed in September.

Paul has not been able to modify the front porch light to motion detected.

- **Painting:** Despite requests at Annual Meeting for participation/assistance from community to complete some of the small projects needed to complete work at Community Association building, no volunteers have come forward. Bernita will complete the painting project in the front entry/porch area, to include painting the bench outside, and painting the concrete of the porch. Kay has paint and will coordinate with Bernita.

Sign Replacement (Lake Asbury Drive)

- LACA put out a request for a General Contractor in the neighborhood to step forward to assist/direct/oversee obtaining a permit for the sign. Some discussion to make this a post and sign, instead of a concrete foundation/brick sign. Consensus is to keep sign designs consistent for all signs but will continue this process to determine which option will be possible, given the county's reluctance to approve without GC oversight.

Field Mowing

- Kay discussed multiple quotes from lawn companies to complete mowing of the large back field and road frontages on Arthur Moore/Waller Way. Current vendor was requested for mowing services but was delayed in completion of project. This increased the pricing as it took longer. As quotes and scheduled cuts may vary, Kay will draft a Scope of Work and resubmit them to vendors to allow for quotes to clearly define costs.

Creative Academy

- Despite ongoing efforts to employ needed instructors, Creative Academy has been unable to do so. They have notified us the homeschool agreement with LACA will not be possible, and they withdraw their request.

5. New Business

Neighborhood Updates

- Todd recommends written notification from Clay Electric, Clay County Utility Authority, and Clay County Road Department when upcoming projects are scheduled which will affect Lake Asbury. Also suggests drafting letter for our County Commissioner requesting same.
- Kay reports she does receive Sunbiz notifications.
- Todd also asked if any county entity has discussed/notified regarding repaving of the North dam. Discussion regarding this possibly being linked to the ongoing repair project underway by MSBD, but as that project is predicted to be an extended event, it would be beneficial to have that short section repaved/repaved as it has become very bumpy to traverse. This issue will be referred to MSBD to take up with county.

Annual Meeting

- Was held July 11, 2026 @ noon. Lunch was catered by 4-Trees. Food was good and there were approximately 64 people in attendance.
- The new neighborhood signs posted throughout neighborhood attracted several residents to attend. Signs were picked up after event. Ten signs were placed, only 9 were recovered. If anyone in the neighborhood happens to have the remaining sign, these are to be reused annually, so if it could be returned, it would be greatly appreciated.

WI-FI

- Danny provided a report on WI-FI options for the building. Reason for WI-FI to the building would be to allow for cameral monitoring/ remote thermostat operations, and utilization for meetings of groups and during rentals. Several times during post-rental inspections, the AC was found to be set very low and left after renters were finished, which leads to increasing electrical costs.
- Star Link is available for approximately \$55.00/month and would allow 100MB capacity. We could have dedicated bandwidth for our needs, and still provide service as listed above.
- Jacky will check into a thermostat which is remote-compatible.
- Danny further states Star Link requires a contact person, and the monthly billing would require a credit card. As LACA does not currently have a credit card, Kay has investigated and will be able to obtain a credit card from VyStar, which she would manage and report activity for. Board approves Kay moving forward to obtain a credit card for this purpose, and for other community association business. Motion approved (Bernita/Danny).
- Bernita reports she will be moving from the area in the next few months. She agrees to remain in the Secretary's position through the remainder of 2026. Position will need to be assumed by someone else on the Board, or another resident. Chris Luther agrees to assume the position for the interim of January 2027 through vote at Annual Meeting 2027.

Ladies' Club

- No report.

6. Adjournment

As there was no further business, the meeting was adjourned at 7:45 PM.

Next Meeting: September 28, 2026.

LACA Secretary,
Bernita Nester