

Board:

Gayward Hendry
Paul Pierce
Kay Manly
Jacky Bentley
Carol Weisenburger
Bernita Nester
Chris Luther
Danny Green

Guests:

Dalila Reinhardt
Skip Weir
Mary and Randy Ebling
James Zarinczuk
Todd Mattox

Meeting Minutes: Lake Asbury Community Association

Date: June 22, 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 President Gayward Hendry.

2. Minutes

Bernita read May minutes. Approved.

3. Financial Report

- Kay presented the financial report for May, 2026. Kay explained some PayPal funds were moved to the general checking account throughout the month. Funds in all accounts are \$54,056.55.
 - She clarified "return of deposits" held for rentals fluctuates each month.
 - Funds spent over the last few months on building repairs (roof, painting, HVAC, gutters, grounds, etc., were approximately \$42,169.00.
 - Mailed and on-line donations received for June were \$2190.00
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4. Old Business**Building Repairs & Maintenance**

- **HVAC:** Jacky outlined repairs and status of unit.
- **Painting:** Carol reported on paint and gutter work. Some painting work is still needed to freshen the floor of the porch, and the bench in the front. The wooden "Welcome" sign was removed several months ago due to deterioration. Need to have a new sign placed. A piece of wood still needs to be repaired/replaced due to wood bee boring.
- Paul mentioned the roofing company removed the gutters from the secondary structure while roofing. We will need to purchase gutters and install them to ensure water is displaced away from the building and doesn't damage exterior walls.
- Kay discussed need to repair popcorn ceiling.
- Paul is working on a light for the porch. The one installed now is switch-operated, but not motion-detected.
- Side door camera is now operational.

- Jacky mentioned asking community for volunteers to complete/assist with some of these minor repairs.
- **Electrical:** Jacky would like to have electrical company review electrical panel and provide recommendations for certified work. He also reviewed various issues we should have addressed. He suggests Destiny Electrical, as they are local and have done work for several people in the neighborhood.

Sign Replacement (Lake Asbury Drive)

- Gayward and Paul collectively went to the county to request permit to get sign project permit but were advised they needed a licensed General Contractor to obtain the permit and provide oversight of the project. If we must hire a GC, this may significantly increase the price. We can attempt to solicit a volunteer GC in the neighborhood. Much discussion. Will discuss at July meeting.
- Jacky suggests installing poles and a hanging sign to avoid the permitting issues delaying project

Neighborhood Watch

- E-bikes/dirt bikes have been observed speeding down Branscomb and other neighborhood roads. Vehicles still frequently exceed speed limit through neighborhood.
- A gray car is parking on the shoulder of the road in 800 block of Arthur Moore which presents a hazard to drivers in the area. Gayward reported it to CCSO but was advised there was nothing they could do.
- The house in the 600 block of Lake Asbury Drive is still unsightly and has vehicles and trash in yard. Despite multiple complaints to the county, problem remains unresolved.

Board discussed need to have county address several issues:

- have double yellow line repainted on roadways
- Address speeding
- Aldersgate road erosion
- North entrance right of way at Lake Asbury Drive needs to be cleaned
- Cokesbury right of way needs to be cleaned
- Spilled concrete needs to be scraped up at Branscomb Road/Henley
- Kay mentioned Waller Way is on Clay County Road Improvement report for resurfacing

Creative Academy

- Initial timeline was to be August 1, 2026. Still in need of a teacher.
- Carol states the contract/lease with Creative Academy needs to be clarified/solidified. It needs additional verbiage, and a signature page. Carol provided a draft for each of us to review.
- Carol also believes the rental contract needs to be updated.

Annual Meeting

- July 11, 2026 @ noon. Lunch will be catered by 4-Trees. Food will be chicken, pork, coleslaw, and beans.
- Ladies' Club members to provide desserts.
- Door prizes will be given- hat and tee shirt, \$50.00, \$100.00
- Total cost of event is approximately \$2400.00.

Ladies' Club

5. New Business

- Board agrees that having WI-FI at the building would improve use of building for neighborhood activities/rental use alike. Starlink may be an option. Danny will research and report on options/costs next month.
- **Dam maintenance:** Carol reiterates that during LALLOA meeting, she spoke with Bill (President/LALLOA). Corporate papers state that LACA is responsible for dams. As MSBD oversees this issue, the papers should reflect LACA is not the responsible group. We as a board must work together with the other boards to ensure this is amended in Corporate Papers to legally address and update this issue. May require legal counsel to get this resolved. Due to time constraints, this issue will be tabled for discussion at a future meeting.
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6. Adjournment

Gayward adjourned at 755 PM.

Next Meeting: July 28, 2026.

LACA Secretary,
Bernita Nester