

May 18, 2026

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

Board:

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

Guests:

Nancy Luther

Meeting Minutes: Lake Asbury Community Association

Date: May 18, 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 April minutes. Amend to correct Paul did not repair electrical wiring at the front of the building. This work will need to be completed by certified electrician. Accepted with correction noted.

3. Financial Report

Kay presented the financial report for April, 2026.

4. Old Business

Building Repairs & Maintenance

- **Roofing:** job is complete and looks great.
- **HVAC:** Jacky outlined repairs and status of unit.
- **Painting:** Reviewed \$11,000 proposal for painting the main building and shed white with black trim. Posts and railings will be painted black instead of being wrapped. Board discussed possibility of opening the front entry to allow for use of steps. Board elects not to do this, as ramp entry is sufficient.
- **Gutters:** Existing gutters will be replaced. Some repair is needed out front to replace gutter edge due to boring bees. Kay will see if All American Marine will be able to do this. Work should be completed by next meeting.
- **Electrical:** Jacky states electrical work has not been done yet. Paul has turned off breaker feeding the wires needing repair.
- **Grounds:** Board discussed repair of concrete and installation of posts to prevent driving over edges of handicap parking. Kay requests Board approve \$200.00 to allow fresh landscaping to be done around front entrance and marquee. Board approved.

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Tower Site

- Company previously interested in purchasing tower site has offered \$160,000. As this is significantly less than previous offers, and the sale of the property may result in undesirable tax and legal implications, the Board declines the offer of a sale at this time.

Sign Replacement (Lake Asbury Drive)

- Paul went to the county to request permit to get sign project started but was unable to get approval. Gayward will work with the county to get approval and anticipates that approval by end of this week.
- Residual clearing of the triangle will be completed this week.

Neighborhood Watch

- No report

Annual Meeting

- July 11, 2026 @ noon. Lunch will be catered by 4-Trees. Food will be chicken, pork, coleslaw, beans and macaroni and cheese.
- Ladies' Club members to provide desserts.
- Door prizes will be given- hat and tee shirt, \$50.00, \$100.00
- Printing and mailing for the event will be \$1300.00. Voted/approved.
- Bernit suggested having non-date-specific signs printed to place throughout neighborhood prior to the event to remind residents. As only "This Saturday" will be on signs, they can be reused each year.

Ladies' Club

- Wanda Green now resides at Canterfield Middleburg, if anyone would like to visit.

5. New Business

- **Dam maintenance:** Carol states 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. Due to time constraints, this issue will be tabled for discussion at a future meeting.

6. Adjournment

Gayward adjourned at 735 PM.

Next Meeting: July 28, 2026.

LACA Secretary,
Bernita Nester