

## LOMAA BOARD MEETING MINUTES

Monday, February 5, 2024

***In-Person Meeting - CAC Rm B***

12-1:00 PM

**CALL** Meeting to order – 12:00 PM; establish quorum

Present: Paul, Peggy, Debbie

Absent: Ron

### OPENING BUSINESS

- Member and Guest Introductions
  - Homeowners from Meadowgreen 2, Singing Woods, Rockgreen, Falgreen 1, Overlook, Mount Vista, Orchard, Golf Court, Starry Knolls, Quail Run, Oak Island

### CONTINUING BUSINESS

- Treasurer's Report - Ron Bickert - deferred
- Quarterly Meeting Topics
  - March quarterly will focus on deeper dive into the 2023 law changes that may impact HOAs
  - Due to scheduling conflicts, the insurance presentation and discussion will be moved to the April monthly meeting

### PRESENTATION:

- Board member email interactions and Board virtual Meetings– Presentation on Lomaa website at:  
[https://www.lomaaokmont.org/files/ugd/60fc86\\_ac9eb5d3fe5043ab92c010872fa583a7.pdf](https://www.lomaaokmont.org/files/ugd/60fc86_ac9eb5d3fe5043ab92c010872fa583a7.pdf)
  - Highlights and discussion:
    - Material attributed to article in the December Echo Journal:  
[https://issuu.com/echoorg/docs/journal\\_december\\_2023\\_final?fr=xKAE9\\_zU1NQ](https://issuu.com/echoorg/docs/journal_december_2023_final?fr=xKAE9_zU1NQ)
    - Ruling in 4<sup>th</sup> District Court of Appeals states board members may engage in email discussions outside of board meetings as long as they do not take action
    - Other districts do not have to follow the ruling and may make a different interpretation of the law; a difference in rulings would create a need for the Supreme Court to decide

- The intent of the Open Meeting Act (transparency and engagement) should not be subverted by the use of email discussions
- There are some legal liabilities associated with email discussions
- Proceed with caution and consider legal council if engaging in this practice.
- Virtual Board Meetings – did not have a chance to present and discuss in detail; will be part of the March quarterly discussion on 2023 laws (AB648)

#### OPEN FORUM

- Discussion about the expectations for different meetings: open, emergency, committee, and executive
- Suggestion for future agenda item focused on HOA Policies with sharing of existing policy documents

ADJOURNMENT - 1:25 PM

#### NEXT MONTHLY BOARD MEETING:

- Monday, April 1, 2024 NOON, CAC Rm B

#### NEXT QUARTERLY MEETING:

- Wednesday, March 20, 2024 4 PM, West Rec Center