

Legends Annual HOA Meeting
February 12th, 2024
5:30 PM
Via Zoom

The meeting was called to order @ 5:36 PM by Alicia Criswell with Lighthouse Management who also introduced Ron Abeloe as the President & Developer of the HOA.

Alicia asked if everyone had been able to review the 2023 Meeting minutes and if there were any questions. None of the owners had any questions or changes they would like to make. A motion to approve the 2023 Minutes was made by Elizabeth & seconded by Jack. No owners opposed and the minutes were approved.

Alicia asked if all owners had a copy of the 2024 Proposed Budget and if there were any questions. No owners had any questions. Elizabeth made a motion to approve the 2024 Budget and the motion was seconded by Doni. No owners opposed the 2024 Budget, and it was approved.

It was explained to the homeowners about the difference in yearly dues and monthly Bella dues & the expenses by Ron Abeloe. The Bella Dimora homes receive landscaping and irrigation maintenance as the HOA owns the land surrounding the units. They pay a monthly fee of \$67.41 for 2024 in addition to the \$343.44 in annual assessments.

It was recommended that owners reference the HOA website to obtain additional information regarding the HOA. The HOA website is www.legendshoa.com.

There was discussion about the grass area on Duke & Norma Jean and the possibility of xeriscaping as nothing wants to grow there. This is something that was discussed at the last annual meeting as well. Ron stated that if we sent it out for a vote to change the landscaping and had enough owners vote in favor of the landscaping changes, then it might be something the HOA could do but it would be a pretty costly endeavor. No decision was made at this time.

There was also discussion on when lots on Legends Way & Patterson Road would start. Ron stated that he is finishing another filing at the end of Naples in 2024 &

the lots behind the office would not start until after the last filing on Naples has been completed.

Alicia asked if anyone wanted to volunteer to be on the Board. Paul Meyer, Jack Cronkhite & Naomi Martin all volunteered to be on the BOD with Ron Abeloe.

Elizabeth motioned to approve the Board of Directors; The motion was seconded by Doni O'Rourke. No owners opposed the new Board members.

The new Board of Directors is as follows.

Ron Abeloe

Paul Meyer

Jack Cronkhite

Naomi Martin

There were questions in regard to the new recreation center going in across from The Legends (on Patterson) and if the city might be putting in a traffic light at Patterson Road and Legends Way. Ron said that it is not likely, but that owners could contact the city to see about future circulation plans for Patterson Road. He did however think that a median might go in to prevent owners from making a left hand turn from Legends Way.

There were no other questions from the homeowners and the meeting was adjourned at 6:45pm