

LAKE BULLARD NEIGHBORHOOD IMPROVEMENT DISTRICT MEETING

New Orleans East Hospital – 5620 Read Blvd.

May 23, 2015

The meeting was called to order by President Derrick Francis at 11:19 a.m. Other commissioners present were: Mtumishi St. Julien, Cora Wharton Cathy Charbonnet and Carrie Phillips.

The first order of business was the approval of the agenda. Commissioner St. Julien motioned that the agenda be accepted as presented and Commissioner Phillips seconded the motion. The agenda was accepted by all.

The next order of business was the President's Report. President Francis stated the following:

- He is working with NOPD to eliminate the many signs on the median on Bullard as well as the trash.
- The speed limit sign on Bullard was not visible because it was bent and needed to be straightened. It is now upright and visible to all.
- Our area has been put on the city's list to have our main streets re-stripped. This should take place within the next couple of months.

Question: What is the speed limit on Bullard?

Answer: The speed limit is 35 mph.

The next order of business was the Treasurer's Report by Mtumishi St. Julien. He reported the following:

- Cash on hand (as of 4/30) - 21,499
- Cash – (Bd. Of Liquidation)- 102,312
- Total Assets 123,811
- Total Expenditures 19,611

It was motioned by Commissioner Phillips that the Treasurer's Report be accepted as read and Commissioner Wharton seconded. The Treasurer's Report was unanimously accepted.

Next, a discussion took place about Lake Bullard's security. President Francis stated that he has negotiated the hourly rate down from \$22 to \$18, which means we can increase hours with the savings. We will continue with security on a month to month basis while the security company secures more information on our contract status. President Francis will check to make sure that our guards are armed. The patrol hours will change from 10:30 to 5:30, to 11:00p.m. to 6:00a.m., upon approval of the security company. Commissioner Wharton motioned for the acceptance of the new hours and Commissioner Charbonnet seconded. The decision was unanimous. Additionally, we will look into getting bids from other security companies in the future.

The next item of the agenda was the re-stucco and beautification of the Lake Bullard sign at Bullard and Lake Forest Ave. The discussion included the following:

- Commissioner Charbonnet has two bids for the job. One for \$700 and the other for \$900. The bids include re-facing the sign and painting it the 3 colors.
- There are holes and cracks in the stucco.

- The lettering is old and could stand to be updated to gold lettering (Similar to East Over and Lake Forest Estates' lettering). These are costly (approximately \$100 per letter).
- Sean Bruno stated that he will be meeting with the group, "The Beautification Project" next week and they will begin volunteer work on our sign. Some of the work that we need to have done can be done by the "Beautification Project."
- Cathy Charbonnet and Lisa Stafford will get a "wish list" together of what needs to be done to the sign and the types of plants we would like to have planted. The "wish list" will be given to Sean by Tuesday of next week.

Commissioner St. Julien moved that we increase our annual sign landscaping budget from \$2500 to \$4500 and Commissioner Phillips seconded. The motion passed after a brief discussion.

The next item was the RFP for Administrative Services. Commissioner St. Julien stated that there were two replies: GNO Property Management and NOELA Services. GNO's annual proposal would cost \$30,000 and NOELA Services annual fee is \$5050. The primary concerns are (1) Making sure we comply with the law and, (2) Making sure we communicate better with residents. Further discussion included:

- We want to enforce our codes and restrictions but we have no one to assist with enforcement.
- We will have door knockers made for every resident. They will list the codes for the most frequent violations. They will also contain the names (with pictures) of commissioners and security information.
- The Home Owners Association is to enforce by-laws and restrictions.
- The Improvement District is over security and beautification.
- An attorney would be needed to help with code enforcement.
- We will have to do an RFP to hire an attorney.
- Commissioner Charbonnet suggested that we send out two warning letters from the association to violators and a third letter (if needed) would be sent from the attorney.
- Commissioner Charbonnet questioned the necessity of the last three items on NOELA Services proposal. If we removed those three items, we would realize a savings of \$1300 per year.
- After a brief discussion it was agreed that the terms of the contract would be discussed by the board at a called meeting.
- Commissioner Charbonnet suggested that we add a "Welcome Packet" to the list of responsibilities.

Commissioner St. Julien moved that we use NOELA Services to assist with our administrative responsibilities, subject to negotiation, and Commissioner Phillips seconded. The motion passed unanimously.

Next a brief discussion took place concerning the annual Christmas party. Commissioner Charbonnet made a motion that the money for the Christmas party be taken from the Home Owners fund rather than the Taxing District and it was seconded by Commissioner St. Julien. The decision was unanimous.

Resident, Donald Baycock discussed his concerns about the parking and loitering near his home on Lake Forest. He said that he has had run-ins with the workers. President Francis said he would make a call and e-mail the proper authorities Monday morning to help resolve the issue.

The meet was adjourned at 1:50p.m.

Secretary,
Carrie Phillips