



# THE LAKES

## Lakes Estates (I and II) of Sarasota Homeowners Association

*A Corporation Not-for-Profit*

**March 15, 2016**

### **Meeting Minutes**

**Call Order:** The meeting was called to order at 8:00 PM by President, Rick Penney.

**Proof of Notice:** Notice was posted in accordance with the association documents and Florida Statute 720.

**Quorum:** Quorum was present with the following Board members in attendance; President; Rick Penney, Vice President; Kelly Bruno, Treasurer, Tom Kornett; Director and Catherine Gallant; Director.

**MOTION** by Rick and seconded by Dick to release Argus Management and hire Sunstate Association Management Group. Motion passed unanimously. Sunstate Association management groups' contract as the Lakes Estates new management firm effective March 1, 2016 for preparation. The contract official start date is April 1, 2016.

**Turnover:** Michelle reported that the transition from the previous management company had been quite intense as there are several open items from Maintenance.

**Turnover of Documents:** Michelle reported that they received several boxes that go back to the 1980s. Michelle noted that it is only necessary to keep files up to 7 years. **MOTION** by Rick and seconded by Kelly to approve \$15 per hour for 2 days to clean out the old boxes. Motion passed unanimously.

**Contract:** Michelle reported that the Sunstate contract, also, needs to be signed. Board signed the contract.

**Welcome Letter:** Michelle asked the Board to review the welcome letter. Brief discussion ensued.

**Official name of Lakes Estates (I and II):** Board confirmed that the official name published is Lakes Estates.

**Compliance Letter:** Michelle reported that in May, Sunstate will begin initial compliance. Michelle noted that pre-inspections have been done. Overall the Lakes Estates looks very nice; especially the lawns. Michelle reported that direction from the Board at the April meeting is needed. Board to report at the next meeting. Michelle presented the "template letter" to the Board. Board to review and get back to Michelle at the next Board meeting. Lengthy discussion over pick-up trucks, vans, etc.

**Fining Committee:** Michelle recommended the Board appoint a Fining Committee that is made up of owners not on the Board of Directors. Discussion ensued over fines.

**Rentals:** Discussion over doing back ground checks and rental applications.

**Website:** Michelle reported that all associations would be on the same website with a page per association.

**Adjournment** – Adjournment at 9:00.

**Next meeting** – April 19, 2016 at 8:00 PM.