



# THE LAKES

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

*A Corporation Not-for-Profit*

**April 19, 2016**

### **Meeting Minutes**

**Call Order:** The meeting was called to order at 7:05 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; absent was Catherine Gallant; Director.

**MINUTES: Motion** made by Rick and seconded by Kelly to approve the minutes as is. Motion passed unanimously.

**Treasurer's Report** – Pass

**Management Report** – Sunstate still does not have all paperwork from Argus. Missing invoices, invoices, covenants, etc. Kelly questioned if the Board had any authority to get the documents from Argus.

**Homeowner – 1412 Cottonwood Trail** – Had a concern regarding a storm drain that is rotted out in front of his home. Says it is an eye sore and dangerous. This issue needs to go to the maintenance Board. Homeowner also said that his mailbox needs to be replaced. The Association takes care of the mailbox and light. The Homeowner takes care of posts and base. Artisans make the arms and the post; there is a wire that has to be run up through for the light.

**Unfinished Business - Compliance** – Sunstate is going to be specific regarding violations. “Left side of home” etc... Michelle recommended sending a general letter to all homeowners. The Board liked the idea of a generic letter. Rick isn't sure the plan would work, mentioned homeowners that are taking action without getting board approval. Kelly mentioned maybe providing an ARC form with the letters so that homeowners do not have to wonder where to get forms. Michelle spoke on the fact that a timely action plan will need to be in writing and the importance of continuity of sending letters every month. Trucks – Commercial vehicles vs. trucks. Documents need to be changed to include pick-up trucks. Commercial vehicles will be considered in violation, but pick-up trucks will be ok for now until documents get changed. The Board would like Michelle to look into the price of amending documents or changing the documents completely. Michelle will get prices on amending a document. Send out with mailer for annual meeting.

Short term goal – will send a “general letter” by Tuesday to the board for approval.

Rick would like to see a program that is set up where an address could be typed in, and all the information on the home comes up – renter vs. owner, compliance issues, etc. Michelle to talk to Caliber and see if they have a “view only” option.

**Adjournment** – Adjournment at 8:07.

**Next meeting** – May 17<sup>th</sup>, 2016 at 8:00 PM.