



# THE LAKES

## Lakes Estates Homeowners Association

*A Corporation Not-for-Profit*

### MEETING OF THE BOARD OF DIRECTORS

**TIME: 8PM**

**DATE: Tuesday, October 26, 2021**

**PLACE: ZOOM**

#### MINUTES

1. **Call the Meeting to Order and Proof of Notice:** The meeting was called to order at 8:04pm. Notice was provided in accordance with FL ST 720 and the association's documents.
2. **Determination of a quorum:** A quorum was present with the following members present; Mary Jo Violet, Gregg Hudak, Derrick Maginness, and Jeff Hinrichs.
3. **Approval of previous minutes** (August 24, 2021) **MOTION** made by Mary Jo, seconded by Gregg to approve as presented. MOTION passed unanimously.
4. **Presidents Report**
  - a. Clubhouse project is almost complete.
  - b. Fitness Center ventilation was discussed. Nicole will follow up with West Wind Air.
  - c. Condo roofs are in the process of being cleaned.
  - d. The 2022 Maintenance Board budget was approved with a \$38 per quarter, per unit increase.
  - e. Road resealing is planned for 2022.
5. **Treasurers Report:** The Board reviewed the September 30, 2021, financial statements. Next meeting will be the budget meeting.
6. **New Business**
  - a. Compliance Report Review
    - i. 1796 Cottonwood ARC projects are incomplete. This is causing compliance issues.
    - ii. 1720 Oak Lakes driveway and landscaping to be addressed.
    - iii. 1764 Oak Lakes Roof needs to be cleaned. The driveway looks good.
    - iv. 4368 Oak View Drive needs to finish painting his home. A reminder letter needs to be sent.
    - v. 1752 Oak Lakes ARC projects are incomplete. There are compliance issues unresolved as well.
  - b. ARC Requests
    - i. 4368 Oak View Drive: The ARC was resubmitted as of 10/22/21. Kelly and Jeff met with the homeowner on site. **MOTION** made by Mary Jo seconded by Jeff to approve as resubmitted. MOTION passed unanimously.
    - ii. 1740 OL, 4330 OV, 1315 CW, 1765 OL – all approved as submitted.
7. **Homeowner Comments** (limited to 3 minutes each): None.
8. **Next Meeting: Budget Meeting Tuesday, November 30, 2021, at 7:00pm via ZOOM**
9. **Adjournment:** With no further business to discuss, the meeting adjourned at 8:40pm.