

Lakes Estates Homeowners Association

MINUTES FOR MEETING OF THE BOARD OF DIRECTORS

TIME: 8PM

DATE: Tuesday, May 24, 2022

PLACE: ZOOM

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:08pm. Proof of notice was posted in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum: A quorum was established with the following board members present; Mary Jo Violet, Kelly Bruno, Derrick Maginness, and Chad Stutzman.
3. Approval of previous minutes (April 26, 2022) **MOTION** made by Mary Jo, seconded by Chad to approve as presented. MOTION passed unanimously.
4. Presidents Report: Maintenance Board updates
 - a. Fountain in the big lake has been repaired.
 - b. Mulch was installed at the playground.
 - c. Community lights have been cleaned.
 - d. Re-sealing the roads in scheduled for end of 2022. Vote to be taken in June.
 - e. Pools were inspected. Clubhouse pool should be re-surfaced. Not urgent. Planning for 2023.
 - f. Vandalism and nuisance behavior was discussed. People caught will be trespassed.
 - g. Community mailbox designs continue to be reviewed.
5. Treasurers Report: Chad reported from the April 30, 2022, financial statements. Late notices were mailed on 5/23.
6. Unfinished Business
 - a. Compliance Review: The Board reviewed the report.
 - i. Final notices will be sent to:
 - ii. 1850 Cottonwood – covered car in the driveway
 - iii. 1796 Cottonwood – incomplete landscaping plan MOTION made by Mary Jo, seconded by Chad to levy a fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
 - iv. 1502 Cottonwood – lawn issues
 - v. 1391 Cottonwood – trailer
 - vi. 1752 Oak Lakes Drive – incomplete landscaping plan MOTION made by Derrick, seconded by Mary Jo to levy a fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
 - vii. 1720 Oak Lakes Drive – Garage door needs to be painted and dead/missing bushes in the front.
 - viii. 1642 Cottonwood – roof and driveway still need to be cleaned MOTION made by Mary Jo seconded by Derrick to levy a fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
 - b. Governing Documents Review / Update: The Board is planning a townhall meeting inviting owners to attend and discuss the proposed changes.
 - c. ARC requests
 - i. 1733 Oak Lakes: The Board unanimously approved the request as submitted.
 - ii. 1776 Oak Lakes: The Board unanimously approved all except the house colors and landscaping plan. The design consultant will provide recommendations.
7. New Business: None.
8. Homeowner Comments (limited to 3 minutes each): None.
9. Next Meeting: June 28, 2022, at 8:00pm
10. Adjournment: With no further business, the meeting adjourned at 9:13pm.