



THE LAKES

Lakes Estates Homeowners Association

A Corporation Not-for-Profit

TIME: 8PM

DATE: Tuesday, June 28, 2022

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 the FL ST 720 and the association's governing documents.
2. Determination of a quorum: A quorum was established with the following board members present; Kelly Bruno, Derrick Maginness, Ben Dumitrascuta, Mary Jo Violet, and Chad Stutzman.
3. Approval of previous minutes (May 24, 2022) **MOTION** made by Kelly, seconded by Derrick to approve the minute as presented. MOTION passed unanimously.
4. Presidents Report
5. Treasurers Report (May 2022) The Board reviewed the May 31, 2022, financial statements.
 - a. Nicole will send the Board a current AR report.
 - b. Ben would like a letter sent to owners informing them with the ways to pay dues.
6. Unfinished Business
 - a. Compliance Review: Mary Jo suggested a reminder letter be sent and ways to pay and other reminders like ARC changes, etc. be sent annually.
 - b. Governing Documents Review / Update
 - c. Road Re-sealing quote: Lakes Maintenance approved the DG Paving contract. This will be schedule for November.
 - d. ARC requests
 - i. 1740 Oak Lakes - Ratify MOTION made by Mary Jo, seconded by Ben to approve. MOTION passed unanimously.
 - ii. 1733 Oak Lakes – Ratify MOTION made by Derrick, seconded by Ben to approve. MOTION passed unanimously.
 - iii. 1759 Oak Lakes – Ratify MOTION made by Derrick, seconded by Mary Jo to approve. MOTION passed unanimously.
 - iv. 1732 Oak Lakes – Ratify MOTION made by Mary Jo, seconded by Ben to approve. MOTION passed unanimously.
 - v. 1776 Oak Lakes – Resubmission for review MOTION made by Derrick, seconded by Mary Jo to approve as presented. MOTION passed 3 in favor, 2 opposed.
7. New Business
8. Homeowner Comments (limited to 3 minutes each)
9. Next Meeting: July 26, 2022, at 8:00pm
10. Adjournment: With no further business to discuss, the meeting adjourned at 9pm.