



THE LAKES

Lakes Estates Homeowners Association

TIME: 8PM

DATE: Tuesday, July 26, 2022

PLACE: ZOOM

MINUTES

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:13pm. Proof of notice was provided 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; Derrick Maginness, Kelly Bruno, Mary Jo Violett, and Ben Dumitrascuta.
3. Approval of previous minutes (June 28, 2022) **MOTION** made by Derrick, seconded by Ben to approve as presented. **MOTION** passed unanimously.
4. Presidents Report
 - a. Maintenance Board Updates
 - i. No trespassing signs have been posted.
 - ii. Deed restriction signs will be ordered for the front entrance.
 - iii. Rec center spa leak has been repaired. Additional pool pump repair at the clubhouse was identified. This was likely caused by a lightning strike.
 - iv. Mailbox designs – research pending.
 - v. Road repairs scheduled for August 22. Road re-sealing approved for November.
 - vi. Discussion regarding court hours of operation. This will be on the August agenda.
5. Treasurers Report (June 2022): The Board reviewed the June 30, 2022, financial statements.
6. Unfinished Business
 - a. Compliance Review: Ready for fining: **MOTION** made by Kelly, seconded by Mary Jo to send the following to the fining committee. **MOTION** passed unanimously.
 - i. 1752 Oak Lakes – lack of landscaping and home needs to be painted
 - ii. 1652 CT – Dirty Driveway
 - iii. 1796 CT – lack of landscaping
 - b. Governing Documents Review / Update: Length discussion about working with the other sub-associations. Lengthy discussions on street parking.
 - c. ARC requests: The board unanimously ratified the roof replacement request from 4329 Oak View.
7. Next Meeting: August 23, 2022, at 8:00pm
8. Adjournment: With no further business to discuss, the meeting adjourned at 9:13pm.