



THE LAKES

Lakes Estates Homeowners Association

A Corporation Not-for-Profit

MEETING OF THE BOARD OF DIRECTORS

TIME: 8PM

DATE: Tuesday, August 23, 2022

PLACE: ZOOM

MINUTES

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:01pm. 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, Chad Stutzman, and Mary Jo Violett.
3. **Approval of previous minutes (July 26, 2022) MOTION** made by Chad, seconded by Mary Jo to approve as presented. MOTION passed unanimously.
4. Presidents Report
 - a. Maintenance Board Updates: Sealcoating postponed to January 2023 due to change order / price increase. Updated signage installed on the path and rec center. Replaced failing pool / spa pumps. Replaced pool light at rec center. Working on quotes for pool landscaping.
5. Treasurers Report (July 2022): Chad reported from the July 31, 2022, financial statements.
 - a. 2023 budget planning will begin mid-September.
 - b. Accounts receivable report was reviewed. Late notices were sent. Over 90 days past due are sent to the attorney for collections.
6. Unfinished Business
 - a. Compliance Review
 - i. 1752 Oak Lakes Drive – fine has been imposed. The Board unanimously agrees to send this account to the attorney for review / enforcement / pre-suit mediation.
 - ii. 1642 Cottonwood – up for fining. The Board unanimously agrees to levy a fine for dirty roof and driveway.
 - b. Governing Documents Review / Update: Attorney Jeremy Anderson reviewed the community associations jurisdiction items. Jeremy also commented on merger challenges.
 - c. ARC requests
 - i. 1814 CWT: MOTION made by Chad, seconded by Derrick to approve as requested. (Paint colors)
 - ii. 4337 OVD: MOTION made by Chad, seconded by Derrick to approve as requested. (Tree removal)
 - iii. 4331 OVD: MOTION made by Chad, seconded by to approve as requested. (Paint colors) – Kelly abstained.
7. New Business
8. Homeowner Comments (limited to 3 minutes each)
 - a.
9. Next Meeting: September 27, 2022, at 8:00pm
10. Adjournment: With no further business to discuss, the meeting adjourned at 9:30pm.