



THE LAKES

Lakes Estates Homeowners Association

A Corporation Not-for-Profit

MEETING OF THE BOARD OF DIRECTORS MINUTES

TIME: 8PM

DATE: Tuesday, October 4, 2022

PLACE: ZOOM

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:20pm. 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 three board members present; Kelly Bruno, Chad Stutzman, and Derrick Maginness.
3. Approval of previous minutes (August 23, 2022): MOTION made by Derrick, seconded by Chad to approve as presented. MOTION passed unanimously.
4. Presidents Report
 - a. Maintenance Board Updates
 - i. Amenity areas post storm have been cleaned up and are open.
 - ii. Tree and landscaping work is underway.
 - iii. Road Re-sealing approved. Pending scheduling. Vendor is Felton.
5. Treasurers Report (August 2022): Chad reported from the August 31, 2022, financial statements.
 - a. 2023 budget planning is underway. The budget meeting will be held in November.
6. Unfinished Business
 - a. Compliance Review: The Board reviewed the compliance report. Two homes were sent to fining and fines imposed. One home was sent to the attorney for enforcement.
 - b. Governing Documents Review / Update: Committee recently met. Kelly will send HOA Attorney, Jeremy Anderson, the questions / suggested revisions.
 - c. ARC requests: None.
7. Homeowner Comments (limited to 3 minutes each): None.
8. Next Meeting: October 25, 2022, at 8:00pm
9. Adjournment: With no further business to discuss, the meeting adjourned at 8:49pm.