



# THE LAKES

## Lakes Estates Homeowners Association

**TIME: 8PM**

**DATE: Tuesday, October 25, 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 posted in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum: A quorum was established with all five board members present; Kelly Bruno, Derrick Maginness, Mary Jo Violet, Chad Stutzman, and Ben Dumitrascuta.
3. Approval of previous minutes (October 4, 2022) MOTION made by Derrick, seconded by Mary Jo to approve as presented. MOTION passed unanimously.
4. Presidents Report
  - a. Maintenance Board Updates
    - i. 2023 budget was approved. There was a 5% increase.
    - ii. Fountain being repaired.
    - iii. Debris clean up pending.
    - iv. Review options – pickleball screen for noise abatement.
5. Treasurers Report (September 2022): Chad reported from the September 30, 2022, financial statements. Budget workshop will be scheduled in the next week. Chad requested that the fines imposed be recorded in the financial statements. Chad requested that the three owners with \$5 balances due to interest fees be removed.
6. Unfinished Business
  - a. **Compliance Review:** 1752 Oak Lakes Drive is with the attorney for enforcement. 1642 and 1464 CWT were fined on 9/23/22. The owner accounts will be updated. No items before the Board for fining currently.
    - i. 1748 and 1755 Oak Lakes – send letters regarding street parking.
    - ii. 4320 OVD- Mailbox to be repaired.
    - iii. 1312 CWT – sign not permitted.
  - b. Governing Documents Review / Update: Kelly has a call with attorney Jeremy Anderson to review open questions.
  - c. ARC requests: The Board unanimously approved the ARC requests as presented:
    - i. 1814 CWT - APPROVED
    - ii. 1822 CWT - APPROVED
    - iii. 4330 OVD – APPROVED
    - iv. 1720 OLD – APPROVED
    - v. 1497 CWT – APPROVED
    - vi. 1733 OLD - APPROVED
7. Next Meeting: November 29, 2022, at 8:00pm
8. Adjournment: With no further business to discuss, the meeting adjourned at 8:43pm.