



Lakes Estates Homeowners Association

MEETING OF THE BOARD OF DIRECTORS

TIME: 8PM

DATE: Tuesday, November 29, 2022

PLACE: ZOOM

MINUTES

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:08pm. 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 the following board members present; Kelly Bruno, Mary Jo Violet, and Chad Stutzman.
3. Approval of previous minutes (October 25, 2022) **MOTION** made by Mary Jo, seconded by Chad to approve as presented. MOTION passed unanimously.
4. Presidents Report
 - a. Maintenance Board Updates
 - i. Gym AC repaired.
 - ii. Road resealing scheduled for first week in January
 - iii. Fountain repair scheduled for next week.
 - iv. North entrance lighting, pending quote.
 - v. Rec center deck to be evaluated.
5. Treasurers Report (October 31, 2022) Chad presented the financial statements. Expenses are within budget. Q4 late notices were mailed to owners.
6. Unfinished Business
 - a. Compliance Review
 - i. **1462 CWT** – this account is already with the attorney for collections. The attorney to review and confirm next actions for compliance issues and a resolution.
 - ii. 1756 CWT – weeds in beds – **MOTION** made by Mary Jo seconded by Kelly to levy a fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
 - iii. 1832 CWT – weeds in beds - **MOTION** made by Mary Jo seconded by Kelly to levy a fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
 - iv. **1752 OLD** – this account is already with the attorney. Attorney update needed.
 - v. 1736 OLD – lack of landscaping, approved ARC but did not complete – **MOTION** made by Mary Jo seconded by Kelly to levy a fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
 - vi. 4325 OVD- Mailbox and dirty driveway – **MOTION** made by Mary Jo seconded by Kelly to levy a fine in the amount of \$25 per day PER VIOLATION, not to exceed \$500 PER VIOLATION. MOTION passed unanimously.
 - b. Governing Documents Review / Update: Rescheduled with attorney.
 - c. ARC requests:
 - i. 1776 OLD: **TABLED**. Need more information.
7. New Business
 - a. Adopt 2023 Budget: **MOTION** made by Mary Jo, seconded by Kelly to approve the budget for 2023 as presented. MOTION passed unanimously. The 2023 quarterly fee will be \$395.
8. Homeowner Comments (limited to 3 minutes each): none.
9. Next Meeting: January 24, 2023 at 8pm
10. Adjournment: With no further business to discuss, the meeting adjourned at 8:48pm.