## THE LAKES Lakes Estates Homeowners Association

A Corporation Not-for-Profit BOARD OF DIRECTORS MINUTES TIME: 8PM DATE: Tuesday, January 24, 2023 PLACE: ZOOM

- 1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:05pm. 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; Kelly Bruno, Mary Jo Violett, and Chad Stutzman.
- 3. Approval of previous minutes (November 29, 2022): **MOTION** made by Chad, seconded by Mary Jo to approve the meeting minutes as presented. MOTION passed unanimously.
- 4. Presidents Report

Maintenance Board Updates: No Maintenance Board meeting tonight due to lack of quorum.

- a. Road re-sealing project is underway. Please reference posted schedule. The vendor is currently in Lakes III.
- b. Community Garage Sale planned for mid-April.
- c. Gym remains closed. Mold remediation scheduled.
- d. Fountain is running 24/7. Mary Jo suggests a timer as it was previously (approximately 10-10pm)
- 5. Treasurers Report (December 31, 2022) Chad reviewed the report aloud.
  - a. This report is also available at www.thelakesfl.com
- 6. Unfinished Business
  - a. Compliance Review: The Board reviewed the opened items.
    - i. 1752 remains with the attorney. A completion date would be helpful to know.
    - ii. Hearing Panel met; one home was fined. Two homes complied prior to the meeting.
    - 1736 Oak Lakes lack of landscaping and white rocks were not approved. The ARC request was approved, but they did not do it. Sunstate will send a follow up violation letter.
    - iv. Kelly will draft a letter for Sunstate to send to owners notifying them of yard that needs to be brought back into compliance.
    - v. Mary Jo suggested owners be reminded that trash must be in a trash container.
    - vi. Chad mentioned 1703 basketball goal and questioned whether this should be pursued or not.
  - b. Governing Documents Review / Update: Kelly met with the HOA attorney.
    - i. A townhall for the attorney to answer owner questions and comments was suggested.
  - c. ARC requests:
    - i. 1756 Oak Lakes and 1353 Cottonwood requests were approved unanimously.
    - ii. 1791 Oak Lakes metal roof once submitted as **dark bronze** (Kelly will meet with homeowner to confirm metal roof color selection) will be approved.
    - iii. 1875 Cottonwood: parking violations were reviewed.
- 7. New Business
- 8. Homeowner Comments (limited to 3 minutes each)
  - a. Frank Young asked about parking during road sealing.
- 9. Next Meeting: Annual Meeting, February 28, 2023
- 10. Adjournment: With no further business, the meeting adjourned at 9:13pm.