



Lakes Estates Homeowners Association

A Corporation Not-for-Profit
BOARD OF DIRECTORS MINUTES

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and Florida's Statutes, that the Board of Directors' Meeting will be held at the following date, time and place:

TIME: 8PM
DATE: Tuesday, March 28, 2023
PLACE: ZOOM and at the Clubhouse

1. Call the Meeting to Order and Proof of Notice
2. Determination of a quorum: A quorum was established with 2 of the 3 board members present; Kelly Bruno and Ben Dumitrascuta
3. Approval of previous minutes: MOTION made by Kelly, seconded by Ben to approve the January 24, 2023, meeting minutes as presented.
4. Presidents Report
 - a. Maintenance Board Updates: Rec Center deck will be evaluated, gym is open, road re-sealing is almost complete, tree trimming will be approved at the next meeting. Pickleball was voted to be removed from the courts. The court will be re-lined for tennis only.
 - b. Garage Sale is 4/22/23. Cathryn Girard offered to place the ads in the newspaper.
5. Treasurers Report: The Board reviewed the February 28, 2023, financial statements.
6. Unfinished Business
 - a. Compliance Review: Reviewed. Closed out two monitored violations regarding parking that have been resolved.
 - b. Governing Documents Review / Update: received from the attorney. Pending Board review.
 - c. ARC requests: Kelly and Ben unanimously APPROVED 1768 Cottonwood concrete or light gray pavers. Kelly and Ben unanimously agreed that well cannot be visible from the street.
7. New Business: None.
8. Homeowner Comments (limited to 3 minutes each)
 - a. Irrigation repairs to common areas will be reviewed.
 - b. Frank asked what the timeline for governing documents review and suggested it be presented before June.
9. Next Meeting: April 25, 2023, at 8pm in the clubhouse and via ZOOM.
10. Adjournment: With no further business to discuss, the meeting adjourned at 8:33pm.