



# **THE LAKES**

## **Lakes Estates Homeowners Association**

*A Corporation Not-for-Profit*

### **MEETING FOR MEETING OF THE BOARD OF DIRECTORS**

**TIME: 8PM**

**DATE: Tuesday, April 25, 2023**

**PLACE: ZOOM and at the Clubhouse**

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:32pm. Proof of notice confirmed in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum: Established with both Kelly Bruno and Chad Stutzman present.
3. Approval of previous minutes 3/28/2023: MOTION made by Kelly, seconded by to
4. Appointments (Board members and committees): **MOTION** made by Kelly, seconded by Chad to appoint Jay Brady and Derrick Maginness to the Board of Directors. MOTION passed unanimously.
5. Presidents Report
  - a. Maintenance Board Updates: Road resealing complete, fitness center is open, tree trimming and landscaping scope of work to be confirmed. Pickleball is not currently permitted to be played on the tennis courts. This may be reviewed again in the future. Golf carts were discussed. Reminder: no motorized vehicles are permitted on the sidewalks and shell path. Bollards to be installed.
6. Treasurers Report: The Board reviewed the March 31, 2023, financial statements.
7. Unfinished Business
  - a. Compliance – 1642 waive fine request: **MOTION** made by Kelly, seconded by Derrick to waive the fine due to compliance. MOTION passed unanimously.
    - i. 1817 Cottonwood: **MOTION** made by Chad seconded by Kelly to approve the fine for dirty driveway in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
    - ii. 1875 Cottonwood: **MOTION** made by Chad seconded by Kelly to approve the fine for overnight street parking in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
  - b. Governing Documents Review / Update: Town Hall meeting was suggested for May 8<sup>th</sup> at 7:30pm.
  - c. ARC requests: Pending.
8. New Business:
9. Homeowner Comments (limited to 3 minutes each): None.
10. Next Meeting: May 23, 2023, at 8pm.
11. Adjournment: With no further business to discuss, the meeting adjourned at 9:18pm.