

Lakes Estates Homeowners Association

A Corporation Not-for-Profit

MEETING OF THE BOARD OF DIRECTORS

TIME: 8PM

DATE: Tuesday, May 23, 2023
PLACE: ZOOM and at the Clubhouse

MINUTES

- 1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:12pm. Proof of notice was confirmed 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, Derrick Maginness, Chad Stutzman, and Jay Brady.
- 3. Approval of previous minutes 4/25/2023 MOTION made by Jay, seconded by Chad to approve as presented. MOTION passed unanimously.
- 4. Presidents Report
 - a. Maintenance Board Updates:
 - i. Fountain light will be addressed. It is not working properly.
 - ii. Pending quotes for landscaping and tree trimming.
 - iii. Spa and Pools resurfacing quotes are being obtained.
 - iv. Sprinkler head needs to be adjusted along McIntosh.
 - v. Social Committee: Resume the 4th of July Parade!
- 5. Treasurers Report
 - a. Chad reported from the April 30, 2023, financial statements.
 - i. AR is being monitored. Autopay is encouraged.
- 6. Unfinished Business
 - a. Governing Documents Review / Update:
 - i. Pending legal summary sheet for Board review.
 - ii. Daytime street parking was discussed. It is currently permitted. Overnight street parking is prohibited.
 - iii. Garage and Estate Sales were discussed.
- 7. New Business
 - a. ARC Requests:
 - i. 1740 Oak Lakes Dr.: MOTION made by Kelly, seconded by Chad to approve as requested. The Board unanimously approved as presented.
 - ii. 1776 Oak Lakes Dr.: The exterior paint is not as approved. The homeowner has been advised and will comply and re-paint the wall as submitted. The Board denies the request to allow the 1 wall black as re-submitted. MOTION made by Kelly, seconded by Chad to deny the request to keep the one wall black. MOTION stands as denied 3 in favor, 1 opposed.
 - iii. 4329 OVD: MOTION made by Kelly, seconded by Chad to approve as requested. The Board unanimously approved as presented.
 - iv. 4345 and 4351 OVD: MOTION made by Derrick seconded by Kelly to approve with the following contingency, that all county code requirements are followed. MOTION 3 in favor, 1 abstained.
 - b. Compliance: The Board reviewed the report.
 - i. 1752 OLD: Contacted Sunstate, repaint underway.

- ii. 1391 CWT: Trailer is in violation. This will continue to be monitored. A letter notifying the owner of this re-occurring violation will be sent to the owner.
- iii. 1462 CWT: will continue to be monitored. Kelly suggested to review in 3-6 months regarding the sod. The obnoxious odor needs to be resolved immediately.
- iv. 1817 and 1875 have hearing panel scheduled for 5/25.
- v. **1756 CWT: MOTION** made by Kelly, seconded by Chad to approve fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
- vi. **1764 Oak Lakes: MOTION** made by Derrick, seconded by Chad to approve fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
- vii. 1732 Oak Lakes: Landscaping still incomplete and time expired. Sunstate will send violation.
- viii. 1710 CWT: Business being conducted will be monitored.
- 8. Homeowner Comments (limited to 3 minutes each)
 - a. ARC Process was discussed.
 - b. Lynn McMahon emailed Nicole the arborist letter.
- 9. Next Meeting: Tuesday, June 27, 2023, at 8pm
- 10. Adjournment: With no further business to discuss, the meeting adjourned at 9:27pm.