



THE LAKES

Lakes Estates Homeowners Association

A Corporation Not-for-Profit

MINUTES FOR MEETING OF THE BOARD OF DIRECTORS

TIME: 8PM

DATE: Tuesday, June 27, 2023

PLACE: ZOOM and at the Clubhouse

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:04pm. 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 present; Kelly Bruno, Jay Brady, Derrick Maginness, and Chad Stutzman.
3. Approval of previous minutes 5/23/2023 MOTION made by Jay, seconded by Jay to approve the May 23, 2023, meeting minutes as presented. MOTION passed unanimously.
4. Appointments (Board members and committees): MOTION made by Kelly, seconded by Jay to accept the resignation of Ben Dumitrascuta, and appoint Steve Lowe to the Board. MOTION passed unanimously.
5. Appointments to Board
6. Presidents Report
 - a. Maintenance Board Updates:
 - i. Pickleball committee established.
 - ii. Arborist presentation
 - iii. Rec center enhancements
 - iv. Landscaping and tree trimming is being reviewed.
 - v. Recent vandalism and trespassing at the rec center pool was discussed.
7. Treasurers Report: Chad reported from the May 31, 2023, financial statements.
8. Unfinished Business
 - a. Governing Documents Review / Update: Planning for community vote in September.
9. New Business
 - a. ARC Requests: **MOTION** made by Kelly, seconded by Jay to ratify approval for 1421. **MOTION** was made by Kelly, seconded by Derrick to ratify approval for 4368. **MOTION** was made by Kelly, seconded by Jay to ratify approval for 1720. MOTION passed unanimously.
 - b. Compliance:
 - i. The fining meeting will be re-scheduled.
 - ii. 1315 vehicle in driveway was discussed.
 - iii. 1752 follow up regarding landscaping.
 - iv. 1736 Oak Lakes: Landscape issues were discussed. Due for fining in August.
10. Homeowner Comments (limited to 3 minutes each)
 - a. Frank asked about golf cart rules.
11. Next Meeting: Tuesday, August 22, 2023, at 8pm
12. Adjournment: With no further business to discuss, the meeting adjourned at 8:45pm.