



THE LAKES

Lakes Estates Homeowners Association

TIME: 8PM

DATE: Tuesday, September 26, 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 8:15pm. 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; Derrick Maginness, Steve Lowe, Chad Stutzman, Jay Brady, and Kelly Bruno.
3. Approval of previous minutes 6/27/23: MOTION made by Jay, seconded by Derrick to approve as submitted. MOTION passed unanimously.
4. Presidents Report
 - a. Maintenance Board Updates
 - i. 2024 was approved with a 3.4% increase.
 - ii. New Landscaping company begins 10/1
 - iii. Pickleball was discussed.
5. Treasurers Report: Chad reported from the August 31, 2023, financial statements.
6. Unfinished Business
 - a. Governing Documents Review / Update: Planning a Town Hall Meeting with the attorney.
 - i. October 11th at 6:30pm
 - ii. Nicole will send the attorney's summary information sheet.
7. New Business
 - a. ARC Requests: 4368 Oak View Drive and 1814 Cottonwood Trail and 1725 Cottonwood and 1725 Oak Lakes Drive: MOTION made by Chad seconded by Jay to approve as submitted. MOTION passed unanimously.
 - b. Compliance: The report was reviewed.
 - i. 1736 Oak Lakes Drive: **MOTION** made by Steve, seconded by Jay to levy a fine in the amount of \$25 per day, not to exceed \$500. MOTION passed unanimously.
 - c. 2024 Budget: The Board reviewed the draft budget. The Board will approve the budget at the October 11th meeting.
8. Homeowner Comments (limited to 3 minutes each)
 - a. An owner commented on the upcoming Town Hall Meeting.
 - b. Pond management guidelines were suggested.
9. Next Meeting: Tuesday, October 11th at 7:30pm (Townhall at 6:30pm) and November 28, 2023, at 8pm
10. Adjournment: With no further business to discuss, the meeting adjourned at 9:15pm.