



Lakes Estates Homeowners Association

MINUTES FOR MEETING OF THE BOARD OF DIRECTORS

TIME: 8PM

DATE: Tuesday, November 28, 2023

PLACE: ZOOM and at the Clubhouse

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8pm. Proof of notice was posted in accordance with FL ST 720.
2. Determination of a quorum: A quorum was established with the following board members present; Kelly Bruno, Jay Brady, and Chad Stutzman.
3. Approval of previous minutes 9/26/23 and 10/17/23: **MOTION** made by Jay, seconded by Chad to approve both the September and October meeting minutes as presented. MOTION passed unanimously.
4. Presidents Report: Maintenance Board Updates
 - i. The trolley ride is scheduled for December 10th.
 - ii. Bollards have been installed to prevent golf carts on the path.
5. Treasurers Report: The Board reviewed the October 31, 2023, financial statements.
 - a. The 2023 operating overage will be absorbed by the retained earnings account.
6. Unfinished Business
 - a. Governing Documents: Next steps: This will be presented for membership vote at the annual meeting which is scheduled for February.
7. New Business
 - a. ARC Requests
 - i. 1776 Oak Lakes: Back Patio black deck paint: MOTION made by Jay, seconded by Chad to DENY the request. MOTION passed unanimously.
 - ii. 4325 Oak View Dr.: RATIFY APPROVED.
 - iii. 1755 Oak Lakes Dr.: MOTION made by Jay, seconded by Kelly, to DENY the white rocks, as installed. MOTION passed unanimously.
 - iv. 1773 Cottonwood Trail: RATIFY APPROVED.
 - v. 1756 Oak Lakes Dr.: RATIFY APPROVED.
 - b. Compliance: The Board reviewed the report.
 - i. 1315 Cottonwood: Transit Van (Commercial Vehicle)
 - ii. 1875 Cottonwood: Fines recorded.
 - iii. 1736 Oak Lakes: Fines recorded.
 - c. Mailboxes:
 - i. Matching the streetlights and signs was discussed. Lakes III approved painting theirs black.
 - d. Lake Management Information Letter: Jay created and distributed a letter regarding the benefits of a buffer / no mow zone. This is voluntary. This information will be posted on the website.
 - e. Board Notebook / Table of Contents: Jay has put together a resource book.
 - f. Street Cleaning: Clean Sweep \$2,880 per year for 8 times per year for the entire community.
8. Homeowner Comments (limited to 3 minutes each)
 - a. Comments on bladder around the edge of the lake. This cannot be dug into.
 - b. The parking in driveway restrictions were discussed.
9. Next Meeting: Tuesday, January 23, 2024, at 8pm
10. Adjournment: With no further business to discuss, the meeting adjourned at 9:21pm.