



THE LAKES

Lakes Estates Homeowners Association

A Corporation Not-for-Profit

MINUTES FOR MEETING OF THE BOARD OF DIRECTORS

TIME: 8PM

DATE: Wednesday, January 31, 2024

PLACE: ZOOM and at the Clubhouse

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:10pm. 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, Chad Stutzman, and Steve Lowe.
3. Approval of previous minutes 11/28/2023: **MOTION** made by Derrick, seconded by Chad to approve as presented. MOTION passed unanimously.
4. Presidents Report
 - a. Maintenance Board Updates
 - i. Big Lake Fountain repair approved.
 - ii. Metal Grates in the Road on Trails Drive. Pending additional quote.
 - iii. Security discussed. Wall / fence / gates suggested.
 - iv. Street cleaning proposal approved for a one-time cleaning.
 - v. Tabled decision on no mow / buffer zone on big Lake.
 - vi. Garage Sale: March 23rd
 - b. Kelly has met with owners regarding communication. Kelly reminded owners of the website and the contact SMG communication / work order system. Kelly's email will be added as a recipient of these emails.
 - c. Kelly provided a summary of the current violation process.
5. Treasurers Report: Chad reviewed the 2023 year-end financials.
 - a. Accounts Receivable report was reviewed. Two are past due over 90 days to be sent to the attorney for collections.
 - b. Researching interest rates for Reserves funds.
6. Unfinished Business
 - a. Governing Documents: Next steps: Kelly, Jay, and Craig (homeowner) are meeting with Jeremy on February 6th to discuss information regarding items noted at the Town Hall meetings.
7. New Business
 - a. ARC Requests:
 - i. 1710 CWT: The board unanimously approved the trampoline as requested.
 - ii. 1850 CWT: The board unanimously approved the roof and painting as requested.
 - iii. 1764 OL: The board unanimously approved the tree removal.
 - iv. 1772 OL: The board unanimously approved the roof replacement.
 - v. 1776 OL: Driveway request was discussed. The finish on the back patio is shiny. This is a concern as a front driveway. **MOTION** made by Derrick, seconded by

Kelly to approve with the contingency that the finish is matte, not shiny.
MOTION passed unanimously.

- vi. 1776 OL: Tree removal: **MOTION** made by Derrick seconded by Kelly to approve as requested, contingent upon receiving an arborist report. MOTION passed unanimously.
- vii. ARC process was discussed.

b. Compliance:

- i. 1796 CW: Driveway cracks need to be repaired. 2nd letter will be sent.
- ii. 1875 CW: Monitored. Not a current issue. Update note.
- iii. 1844 CW: Commercial Vehicle. The Board will speak with the attorney on definition. Updated in proposed documents.
- iv. 1736 OL: Need attorney advice.
- v. 1755 OL: White rock was discussed. Need ARC request for review.
- vi. 1391 CWT: Send letter, trailer has returned. Kelly will discuss it with the attorney.

8. Homeowner Comments (limited to 3 minutes each)

- a. Confirmed fountain is pending repair.
- b. Chad confirmed no special assessment being considered.
- c. Vic questioned the election process. Derrick explained the process.

9. Next Meeting: Annual Meeting, February 27th at 8pm.

10. Adjournment: With no further business to discuss, the meeting adjourned at 9:30pm.