



THE LAKES

Lakes Estates Homeowners Association

A Corporation Not-for-Profit

MINUTES FOR MEETING OF THE BOARD OF DIRECTORS

TIME: 8PM

DATE: Tuesday March 26, 2024

PLACE: ZOOM and at the Clubhouse

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:01pm. 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 members present; Jay Brady, Kelly Bruno, Chad Stutzman, Derrick Maginness, and Steve Lowe.
3. Approval of previous minutes: **MOTION** made by Jay, seconded by Chad to approve as presented. MOTION passed unanimously.
4. Presidents Report: Kelly provided a report aloud. Kelly confirmed she will provide a monthly report. Sunstate will email out the report. Sunstate will post the report on the website.
 - a. Maintenance Board Updates:
 - i. Shell path to be reviewed.
 - ii. Will no continue street cleaning.
 - iii. Community land titled Sundial Group (the original developer) is being reviewed.
 - iv. 2024 Board officers will be posted on the website.
5. Treasurers Report: Chad reported from the February 29, 2024, financial statements. The monthly financial reports are posted online. Chad offered to review financials with owners interested.
 - a. The Accounts Receivable report was reviewed.
6. Unfinished Business
 - a. Governing Documents: Next steps: The Board agreed to host another Town Hall Meeting.
 - i. Tuesday, May 14th at 7pm to be confirmed with Jeremy.
 - b. Street Cleaning: Will not continue.
7. New Business
 - a. **Fountain Repair / Replacement: Discussion. Need to obtain additional quotes.**
 - b. ARC Requests: 1703 Cottonwood request. MOTION made by Kelly, seconded by Steve to approve as presented. MOTION passed 4 in favor, 1 abstained.
 - c. Compliance: Reviewed the report.
 - i. MOTION made by Derrick, seconded by Chad to accept fine 1315 CWT. MOTION passed unanimously.
 - ii. MOTION made by Chad, seconded by Kelly 1792 Oak Lakes to accept fine. MOTION passed unanimously.
 - iii. MOTION made by Kelly, seconded by Steve 4371 Oak View to accept the fine. MOTION passed unanimously.
8. Homeowner Comments (limited to 3 minutes each)
 - a. Approving proposed document process was discussed. Suggestion to have Jeremy reply to previous Town Hall meeting questions.
9. Next Meeting: April 23, 2024, at 8pm.
10. Adjournment: With no further business to discuss, the meeting adjourned at 8:55pm.