



**THE ANNUAL MEETING OF THE MEMBERSHIP  
LAKES ESTATES HOMEOWNERS ASSOCIATION, INC.**

**2021 ANNUAL MEMBERSHIP MEETING MINUTES**

**DATE:** Tuesday, February 16, 2021  
**TIME:** 7:00 PM  
**PLACE:** 1255 Cottonwood Trail via ZOOM

**Call the meeting to order:** The meeting was called to order at 7:07pm.

**Determination of a quorum of the membership:** 24 members were present by proxy and via ZOOM.

**Proof of Notice of the Meeting:** Notice was provided in accordance with FL ST 720 and the association's documents.

**Approval of the 2020 Annual Meeting minutes MOTION** made by Cathryn Girard seconded by Kelly Bruno to waive the reading and approve as presented. MOTION passed unanimously.

**President's Report**

- Garage Sale: Saturday, March 20<sup>th</sup>, 2021
- Lighting and signs are completed.
- Next the mailboxes will be painted to match the signs.
- The December 31, 2020 year-end financial statements are available at [www.thelakesfl.com](http://www.thelakesfl.com)

**New Business**

- **Vote on Rollover of Excess Funds MOTION** made by Kelly, seconded by Cathryn to approve in favor of the carry over vote for year end 2020. MOTION passed unanimously.
- **Floor Nominations, Ballot Count & Announcement of New Directors**
  - Kelly nominated Derek Maginness. Derek also received 3 write in votes.
  - Kelly Bruno, Derek Maginness, Gregg Hudak, Chad Stutzman, Mary Jo Violett, Jeff Hinrichs, and Cathryn Girard

**Owner Comments**

- John Overton followed up on the mailbox project. The mailbox posts and arms are scheduled to be painted to match the signs.
- John Overton commented on the speed bumps on Trails Drive. The engineer traffic control report will be forth coming.
- Cathryn Girard asked about the speed bumps.

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- An owner asked about the spa heater pumps. Both spas are scheduled to be repaired this week.
- The condo dirty roofs action plan was mentioned.
- Sunstate will continue to encourage owners to opt in to email notices.
- The south entrance tree will be re-staked.
- Lynn commented on the Holiday Lights looking so nice.

**Adjournment:** With no further business to discuss, the meeting adjourned at 7:36pm.

### **ORGANIZATIONAL BOARD OF DIRECTORS**

**Call to Order and Establish a Quorum is present:** The meeting was called to order at 7:37pm. A quorum was established with the following board members present; Kelly Bruno, Derek Maginness, Gregg Hudak and Cathryn Girard.

#### **Appointment of Officers:**

**MOTION** made by Gregg seconded by Derek to nominate Kelly Bruno as President. MOTION passed unanimously.

**MOTION** made by Cathryn seconded by Derek to nominate Cathryn Girard as Vice President. MOTION passed unanimously.

**MOTION** made by Gregg, seconded by Derek to nominate Jeff Hinrichs as Treasurer. MOTION passed unanimously.

**MOTION** made by Derek, seconded by Kelly to nominate Gregg Hudak as Secretary. MOTION passed unanimously.

**MOTION** made by seconded by to nominate Mary Jo Violett, Jeff Hinrichs, Chad Stutzman as Directors at Large. MOTION passed unanimously.

#### **Maintenance Board Representatives:**

- Cathryn Girard
- Kelly Bruno

The attorney will join the next meeting to review updating the governing documents.

**Next Meeting Date and Adjournment:** 4<sup>th</sup> Tuesday, March 23<sup>rd</sup> at 8pm via ZOOM. With no further business to discuss, the meeting adjourned at 8pm.

Submitted by,  
Nicole Banks, LCAM

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