



THE LAKES

Lakes Estates III of Sarasota Homeowners Association

A Corporation Not-for-Profit

Tuesday, August 16th, 2016

CALLED TO ORDER: Jeff Wiegand called the meeting to order at 6:04 PM on Tuesday, August 16th, 2016.

NOTICE: Proof of Notice was given in ordinance with Florida Statute 720 and the association documents.

QUORUM: A quorum of the Board was present: President; Jeff Wiegand, Vice President; Danny Noa, Secretary; Suzanne Monroe and Treasurer; Tom Kendig. Absent is Tom Harriman.

MINUTES: MOTION made by Danny and seconded by Tom to approve the minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT: Sidewalk grinding – Ron LaCivita will meet with Danny Noa to show him where and get some numbers. Swale work needs to be done – talk over whether county is responsible. Long discussion regarding the swale that runs behind the home across the street from Jeff. Jeff recommends getting a proposal for a culvert system back there.

FINANCIALS – As attached to these corporate records, the Board of Directors accepted the financials into the corporate records for future audit. There are two homeowners who have gone to the attorney for non-payment of their dues. Michelle spoke of adding a line item to the reserves in order for interest to be used. Michelle prepared a preliminary budget and will email it to the board for them to look over. **Motion** made by Suzanne and seconded by Danny to adopt a “Capital” line item to the reserve list. Motion passed unanimously.

MANAGEMENT – There are 6 homes that are ready to go in front of the Fining Committee. Lakes 3 documents are “silent” on the issue – so the Association must mirror state law. Can fine up to \$100 per day up to \$1000. Sunstate will look through compliance software to compose a list of those violations that need to be clarified.

Suzanne mentioned the low hanging trees over the roads. There was some discussion as to whether homeowner or Association is responsible.

Motion by Danny and seconded by Jeff to levy a fine of \$100 per day per violation not to exceed \$1000. Motion passed unanimously.

Motion made by Jeff and seconded by to use the rental application for now until the documents can be changed. It is a tool for now.

ADJOURNMENT – Meeting adjourned at 7:04 p.m.

NEXT MEETING – September 20th, 2016: 6:00