



THE LAKES

Lakes Estates III Homeowners Association

A Corporation Not-for-Profit

MEETING OF THE BOARD OF DIRECTORS

TIME: 5:45PM

DATE: Tuesday, July 27, 2021

PLACE: ZOOM

APPROVED MINUTES

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 5:50pm. Proof of **notice was given in accordance with FL ST 720 and the association's bylaws.**
2. Determination of a quorum: A quorum was established with the following board members present; Brian Glassmoyer, Jeff Newman, Evelyn Tonn, and Suzanne Southerland. Igor Gruendl had an excused absence.
3. Approval of previous minutes (June 2021) MOTION made by Suzanne, seconded by Brian to approve the June meeting minutes with the noted correction under *5B- the special assessment is referring to the special assessment levied by Lakes Maintenance.* MOTION passed unanimously.
4. Presidents Report:
 - a. Newsletter was sent to owners
 - b. Mailer with reminder/ new information, ACC guidelines and the recently passed and recorded rental amendment was sent to owners. Also posted at www.thelakesfl.com
 - c. Reminder on HOA Board certification training available.
 - d.
5. Treasurers Report: The Board received the June 30, 2021, financial statements.
6. New Business
 - a. Discussion and VOTE on a special assessment of \$20,809.35. Any special assessment amount approved, would be divided by 89 homes. The breakdown for the special assessment for Lakes Maintenance projects is as follows:
 - i. Clubhouse Repair
 - ii. Spa Equipment- Spa heater replacement
 - iii. Maintenance Staff Golf Cart – mechanical replacement

MOTION made by Brian seconded by Suzanne to approve the special assessment to cover the Lakes Maintenance special assessment that was previously levied. MOTION passed unanimously.
7. Homeowner Comments (limited to 3 minutes each)
 - a. Homeowners on the call expressed support of the special assessment.
8. Next Meeting: Tuesday, August 24, 2021, at 5:45pm via ZOOM
9. Adjournment: With no further business to discuss, the meeting adjourned at 6:20pm.

Closed Board Executive Session began at 6:20pm.

MOTION made by Brian, seconded by Suzanne to approve Jeff to work with the attorney and authorized to resolve this issue with a cost of up to \$11,000.

Closed session adjourned at 6:45pm.