



THE LAKES

Lakes Estates III Homeowners Association

A Corporation Not-for-Profit

MEETING OF THE BOARD OF DIRECTORS

TIME: 5:45PM

DATE: Tuesday, November 30, 2021

PLACE: ZOOM

MINUTES

1. **Call the Meeting to Order and Proof of Notice:** The meeting was called to order at 5:45pm. 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; Jeff Newman, Brian Glassmoyer, Igor Gruendl and Evelyn Tonn. Suzanne Southerland had an excused absence.
3. **Approval of previous minutes (October 26, 2021) MOTION** made by Brian, seconded by Igor to approve as presented. MOTION passed unanimously.
4. **Presidents Report:**
 - a. Jeff is working on the newsletter.
5. **Treasurers Report** (October 31, 2021): The board reviewed the financial statements.
6. **New Business**
 - a. Compliance follow up on cases sent to Fining Committee: The mailbox electrical is the issue. The fining committee meeting will be scheduled by Sunstate.
 - b. ACC language recommendations: Underway.
 - c. 2022 Budget discussion and vote: The proposed operating and reserve funding was discussed. The maintenance board increased was discussed. **MOTION** made by Brian, seconded by Jeff to approve the 2022 budget as presented. The 2022 quarterly dues will be \$435. MOTION passed unanimously.
 - d. The board will schedule to meet with Attorney (via ZOOM is OK) on proposed changes to governing documents and his recommendations for going forward.

Closed Board Executive Session

7. **Next Meeting: Tuesday, December 28, 2021, at 5:45pm via ZOOM**
8. **Adjournment:** With no further business to discuss, the meeting adjourned at 6:30pm.