



THE LAKES

Lakes Estates III Homeowners Association

A Corporation Not-for-Profit

MEETING OF THE BOARD OF DIRECTORS

TIME: 5:45PM

DATE: Tuesday, December 28, 2021

PLACE: ZOOM

MINUTES

1. **Call the Meeting to Order and Proof of Notice:** The meeting was called to order at 6pm. Proof of notice was provided in accordance with FL ST 720 and the association's documents.
2. **Determination of a quorum:** A quorum was established with the following members present; Jeff Newman, Igor Gruendl, Brian Glassmoyer and Kate O'Connell. Evelyn Tonn and Suzanne Southerland had excused absences.
3. **Approval of previous minutes** (November 30, 2021 - TABLED)
4. **Presidents Report:**
 - a. Jeff commented on the governing documents update and need for an action plan.
 - b. Jeff completed the monthly newsletter, and it was distributed to LE3 residents.
5. **Treasurers Report** (November 31, 2021) The board reviewed the financial statements. The accounts receivable for quarterly assessments and the special assessment was discussed. Late notices have been sent. This report will be monitored closely.
6. **Unfinished Business:** None.
7. **New Business:**
 - a. A committee to review the governing documents was suggested. The attorney to provide suggestions and a timeline.
 - b. Updating the ACC guidelines was discussed. This would be a Board vote.
 - c. The annual membership meeting will be held on Tuesday, February 22nd. Location TBD
 - d. The fining committee will meet in January to review the outstanding compliance issues: electrical to each mailbox must work properly.
8. **Next Meeting:** Tuesday, January 25, 2022, at 5:45pm via ZOOM
9. **Adjournment:** With no further business to discuss, the meeting adjourned at 6:30pm.