



## Lakes Estates III Homeowners Association

*A Corporation Not-for-Profit*

### MEETING OF THE BOARD OF DIRECTORS

**TIME: 5:45PM**

**DATE: Tuesday, April 25, 2023**

**PLACE: ZOOM and at the Clubhouse**

### MINUTES

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 5:46pm. Proof of notice was confirmed in accordance with the FL ST 720 and the association's governing documents.
2. Determination of a quorum: Brian Glassmoyer, Jeff Wiegand, Evanne Scully, and JoAnn Jordan.
3. Approval of previous minutes (March 28, 2023): MOTION made by Brian, seconded by Evanne to approve as presented. MOTION passed unanimously.
4. Presidents Report: No report.
5. Treasurers Report: Brian reviewed the March 31, 2023, financial statements aloud. Also available at [www.thelakesfl.com](http://www.thelakesfl.com)
6. Homeowner Comments (limited to 3 minutes each): None.
7. Unfinished Business
  - a. Governing Documents: The attorney revised the documents per Board request. Next step is to schedule a town hall meeting to review proposed documents with the owners. Jeremy to be present. **MOTION** made by JoAnn, seconded by Brian, to email the proposed documents to the owners and invite all to attend a town hall meeting on Monday, May 8<sup>th</sup> at 6:30pm at the clubhouse. MOTION passed unanimously.
    - i. Jeff suggested adding drainage easement language to the documents.
  - b. Welcome Committee: Updated Welcome Letter was presented. The Board unanimously approved. This letter will be available at [www.thelakesfl.com](http://www.thelakesfl.com)
  - c. Island Landscaping (irrigation and materials) Jeff presented a bid for consideration. This work would be completed by Lakes III volunteers. Materials would be funded by Lakes Estates III HOA. The approximate cost not to exceed \$1,500. The Board unanimously approved.
  - d. Mailboxes: The Board reviewed the mailbox options. High voltage lighting options are still be researched.
8. Manager's Summary Report: See attached.
  - a. Need to obtain quotes for spa resurfacing, particularly the Clubhouse spa. The reserve schedule lists the expected life as 2 more years.
9. New Business
  - a. ARC Committee Members: Remains in place. THANK YOU, volunteers!
  - b. Fining Committee Members: Need to fill one vacant seat.
10. Next BOD Meeting: Tuesday, May 23, 2023
11. Adjournment: With no further business to discuss, the meeting adjourned at 6:30pm.