



## Lakes Estates III Homeowners Association

*A Corporation Not-for-Profit*

### MEETING OF THE BOARD OF DIRECTORS

**TIME: 5:45PM**

**DATE: Tuesday, November 28, 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 5:48pm. 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 board members present; Kate O'Connell, Jeff Wiegand, Brian Glassmoyer, Evelyn Tonn. Suzanne Southerland joined via ZOOM at 5:55pm.
3. Approval of previous minutes 9/26/23: **MOTION** made by Jeff, seconded by Brian to approve as presented with noted corrections. MOTION passed unanimously.
4. **Board Resignation: MOTION made by Brian, seconded by Jeff to accept Evelyn Tonn's resignation to obtain bylaw compliance effective at the end of today's board meeting.** MOTION passed unanimously. MOTION made by Brian, seconded Jeff to approve expanding the number of Board members to up to 7 and amend the bylaws to reflect. MOTION passed unanimously.
5. Treasurers Report: The Board reviewed the October 31, 2023, financial statements.
  - a. Legal expenses for 2023 are over budget. This will be paid by previous years surplus.
6. Homeowner Comments (limited to 3 minutes each)
  - a. Teresa Noa would like homeowner comments to be after New Business. If time allows, we will open homeowner comments again as the Board reviews New Business items.
  - b. Sharon Stump handed Board Members documentation regarding drainage that she would like the Board to review. Sunstate recommends that the attorney review the information that she has submitted.
  - c. Lydia Corn asked why the Board cannot dig out the entire swale.
  - d. Teresa Noa commented that she has an easement on her property and she recognizes that she is responsible for it.
7. Unfinished Business / New Business
  - a. Committee Appointments: **MOTION** made by Jeff, seconded by Brian to appoint / confirm the fining committee: Danny Noa, David Wenmark, and David Kis. MOTION passed unanimously.
  - b. Mailboxes: Brian discussed painting the mailbox post black and supplying a new black mailbox to match the signs and light posts. Kate and Brian volunteered to paint their mailbox posts black and install black mailbox as test samples.
    - i. **Mark will do an assessment of the mailboxes' wood condition.**
  - c. Compliance: The Board reviewed the compliance report.
    - i. **Close violation for 1591 Oak Circle North.**
    - ii. **4455 Oak View Drive requested 30-day extension regarding violation. Owner has submitted an official records request.**

- d. 2024 Budget: Ratify vote to \$495 quarterly. **MOTION** made by Brian, seconded by Jeff to approve the 2024 budget as presented with the quarterly dues at \$495. MOTION passed unanimously.
- e. Pond: Kate commented on the importance of maintaining the no mow / buffer zone around the ponds. This is in compliance with the current governing documents.
- f. Discussion on proposed governing documents: next steps
  - i. The Board unanimously agreed to include the proposed governing documents again at the annual meeting.
- 8. Next Meeting: 1/23/24 at 5:45pm in person and via ZOOM.
- 9. Adjournment: With no further business to discuss, the meeting adjourned at 6:45pm.