



Lakes Estates III Homeowners Association

A Corporation Not-for-Profit
BOARD OF DIRECTORS MINUTES

TIME: 5:45PM

DATE: Tuesday, January 28, 2025

PLACE: ZOOM and at the Clubhouse

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 5:50pm. 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; Suzanne Southerland, Kate O'Connell, Brian Glassmoyer, Igor Gruendl, and Evanne Scully.
3. Approval of previous minutes: November 19, 2024, **MOTION** made by Brian, seconded by Suzanne to approve as presented. MOTION passed unanimously.
4. President's Report
 - a. Master Board Updates
 - i. Clubhouse pool resurfacing start date is this week. Delayed due to county permit.
 - ii. The main lake Fountain is being repaired. It would found to be a snapped cable. The cost is expected to be less than \$1,000 and is not under warranty.
 - iii. Community Drainage review is scheduled with ZNS Engineering, Bryan Zoller.
5. Treasurer's Report
 - a. Year End 2024 financial statements reviewed.
 - b. Reminder: Q1 dues: Please submit payment.
6. Homeowner Comments (limited to 3 minutes each)
 - a. Sharon is interested in drainage report information.
7. New Business
 - a. Background checks for residents moving in after 5/1/2025: PROPOSAL FOR MEMBERS TO VOTE ON.
 - i. *Exemption for under 18 or immediate family*
 - b. *Capital Contribution to be collected at each sale. PROPOSAL FOR MEMBERS TO VOTE ON.*
 - c. *Abandon vehicle and 4 mailboxes in non-compliance: **MOTION** made by Brian, seconded by Igor to levy a fine and send all items to fining committee. MOTION passed unanimously.*
8. Next Meeting: February 25, 2025, at 5:45pm (Annual Membership Meeting)
9. Adjournment: With no further business to discuss, the meeting adjourned at 6:20pm.