



THE LAKES

Lakes Estates III of Sarasota Homeowners Association

A Corporation Not-for-Profit

Tuesday, June 21th, 2016

Meeting Minutes to approve MRTA

CALL TO ORDER: Jeff Wiegand called the meeting to order at 6:00 PM.

PROOF OF NOTICE: Notice was mailed and posted 7 days in advance of the Board of Directors meeting to the homeowners of Lakes Estates III of Sarasota Homeowners Association, Inc.

QUORUM: Determine of a quorum of the Board was present: President; Jeff Wiegand, Vice President; Danny Noa, Treasurer; Tom Kendig, Secretary; Suzanne Munroe and Director; Tom Harriman.

MRTA: Jeff Wiegand made a **MOTION** and Tom Kendig seconded to approve the MRTA Resolution as presented by Attorney Kevin Wells.

ADJOURNMENT: Meeting adjourned at 6:12 PM.

Lakes Estates III of Sarasota Homeowners Association

A Corporation Not-for-Profit

Tuesday, June 21th, 2016 Board of Directors Meeting

CALLED TO ORDER: Jeff Wiegand called the meeting to order at 6:15 PM on Tuesday, June 21th, 2016.

NOTICE: Proof of Notice was given in ordinance with Florida Statute 720 and the association documents.

QUORUM: Determine of a quorum of the Board was present: President; Jeff Wiegand, Vice President; Danny Noa, Treasurer; Tom Kendig, Secretary; Suzanne Munroe and Director; Tom Harriman.

MINUTES: MOTION made by Jeff and seconded by Tom K to approve the minutes as presented. Motion passed unanimously.

PRESIDENTS REPORT: Jeff reported on light installations at Islands on: Oak Circle South, Oak Circle North and the Island at the end of Oak View Drive. Jeff further noted that the electrician from **Elite Services** reported that he has a 1-year warranty on labor and 15-year warranty on the fixture. Total cost of **\$3,950.00** was approved at the May 2016 Board of Directors meeting. Discussion ensued about existing globe lights. Jeff noted approximately 80 fixtures would be needed to replace the globes and could quite possibly be a large cost to the association. Agreement was made to keep the globe lights.

Maintenance: Jeff informed the Board that he would like to see exchange of all the bulbs in the entire community to LED.

FINANCIALS – As attached to these corporate records, the Board of Directors accepted the financials into the corporate records for future audit. Michelle noted that Sunstate made a schedule of the associations insurance.

MOTION by Jeff and seconded by Danny to instruct Michelle to send late notices of intent to go to the Attorney for the owners in arrears past 90 days.

MANAGEMENT – Michelle distributed the compliance report. Discussion was had over several violations in the association. Michelle noted all owners must be notified of any and all violations at this time. Discussion was had over the possibility of asking the membership to vote on changing the documents. Jeff noted that the Board cannot pick and choose which violation to send a letter. Discussion was had over an amendment to the documents. Board instructed Michelle to send another General Letter to the owners informing that the documents, also, include pick-up trucks and mini – vans. Jeff further noted that the Board intends to change the documents to change the documents to allow pick-up trucks and vans but for now we must send letters to the owners for all violations and note to owners that the Board intends to change that documents in the near future

1599: Michelle, also, presented an extension due to hardship request. Michelle further noted that the owner was sent a letter of non-compliance for failure to supply an ACC form. Board agreed to give the owners an extension.

UNFINISHED BUSINESS: Extensive discussion was had regarding compliance.

HOMEOWNER COMMENTS:

- Owner asked if management could begin to start sending violations letters via email. Michelle noted that the letters should go via U.S. mail at this time.
- Owner asked about quarterly payments and if they could be monthly. Michelle reported that the documents state that the fees are quarterly.
- Discussion was had over posting Board decisions on the website.

ADJOURNMENT – Meeting adjourned at 7:07 p.m.

NEXT METING – August 16st, 2016: 6:00