



**The Lakes of Sarasota Maintenance Association**

*A Corporation Not-for-Profit*

**January 16, 2018 Board of Directors' Minutes**

**CALL TO ORDER** The meeting was called to order by President Rick Penney at 7:15 PM.

**PROOF OF NOTICE:** Proof of notice was posted in accordance with Florida Statute and the Association Documents.

**QUORUM:** A quorum was present with the following members in attendance: Rick Penney, Danny Noa, Marti Tribolet, Janeane St. John, Alex Aldama, Dan Travinski and Brian Glassmoyer. Absent was Bob Wilson.

**APPROVAL OF THE PREVIOUS MINUTES:** **MOTION** made by Dan, seconded by Alex to approve the November 21, 2017 minutes as presented with noted corrections. Motion passed unanimously.

**Presidents Report:**

- Rick questioned the irrigation repair costs from Brightview for December 2017. The irrigation repair invoices were reviewed. MLG Landscape is now maintaining the landscape and irrigation contract effective 1/1/18.

**FINANCIALS:**

- The board reviewed the December 31, 2017 financial statements.
- A reserve study is planned for 2018. Sunstate will begin with getting paving quotes.

**Unfinished Business:**

- There is still no WIFI working at the clubhouse. Sunstate will follow up with Comcast.
- Shell path was discussed. Alex suggested having some repairs needed along the path. Sunstate will obtain a quote for the shell and delivery (not to spread), 2-inch-thick, cost per foot.
- There are three broken spindles on the new bridge at the shell path. Rick will look at it and contact John for repair.
- **MOTION** made by Danny, seconded by Alex to approve the Felton Asphalt repair as proposed for \$350 with the addition of the stained area located at the north entrance. MOTION passed unanimously.
- **MOTION** made by Rick, seconded by Alex to approve mulching and small planting at the entrances and berm for a total cost of \$10,200 done by MLG Landscape. MOTION carried 4 in favor, 2 opposed.
- Brian suggested that trees should be replanted. The berm is a work in progress. MLG will provide options for trees.
- Sunstate will ask John to remove the dead flowers at the entrance.
- **MOTION** made by Danny, seconded by Rick to approve Sundance Property bid to complete the clubhouse deck with pavers. MOTION passed unanimously.
- MLG Landscape will be submitting an estimate for the irrigation repairs that are needed.
- The lights at the tennis courts are not working.
- Rick is working on bids for the tennis court repairs. The center strap needs to be repaired. The locks need to be replaced.
- Brian has observed people outside of the community using the tennis courts. The board discussed changing the locks.
- Danny suggested changing the lock system over to a FOB system.

**New Business:**

- Danny discussed issues with the condos that is impacting the community. There are maintenance items that are lacking such as the driveways and the palm trees should be trimmed. Dan, from the condos, agrees with Danny. The budget is an issue. Dan asked for 30 days to get back to the Maintenance Board regarding those two items.
- Rick noted that the circle at the rec center needs to be cleaned out and redone.
- Rick has worked with Steve to repair the lights throughout the community. There should be a quote soon.
- Elite Electric has met with Danny. He did partial repairs and there has been no invoice submitted.
- A note will be sent to all owners, reminding owners not to contact vendors directly and that concerns should be communicated to Sunstate directly.
- Brian is in favor of installing cameras at the entrances.
- Updating the street lights was discussed.
- Brian suggested adopting an updated neighborhood mailbox and newer style street signs.
- The county offers grants for not for profit organizations, such as HOAs toward approved projects.
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**ADJOURNMENT:** With no further business to discuss, Rick adjourned the meeting at 8:45pm.

**Next meeting** – February 20, 2018 at 7pm.

Respectfully submitted,

*Nicole Banks CAM*

Sunstate Management for the Board of Directors at the Lakes of Sarasota Maintenance Association.