



# THE LAKES

## The Lakes of Sarasota Maintenance Association

*A Corporation Not-for-Profit*

### MEETING OF THE BOARD OF DIRECTORS

TIME: 6:30PM

DATE: Tuesday, May 25, 2021

PLACE: ZOOM

### MINUTES

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order 6:40pm. Cathryn questioned the notice. Jeremy Anderson confirmed proper notice.
2. Determination of a quorum: Kelly Bruno, Cathryn Girard, David Matosky, Igor Gruendl, Ryan Reid, Suzanne Southerland, Linda Deutsch, and Marti Tribolet, Tom Tribolet for Jeff King.
3. Approval of previous minutes (April 27, 2021): MOTION made by Kelly, seconded by Igor to approve as presented. MOTION passed unanimously.
4. Presidents Report: No Report. See New Business.
5. Treasurers Report: Igor reported from the April 30, 2021 financial statements.
6. Homeowner Comments (limited to 3 minutes each)
  - a. Scott Carter commented that the lights, signs, and mailboxes are a package and should be completed. Scott does not agree with the speed bumps. Scott commented that the insurance claim should be pursued.
  - b. John Overton commented on the surprise to hear of this meeting and special assessment. John and his wife appreciate the volunteers and the community. John questioned if the special assessment is only a band aid for a larger issue.
  - c. **Alex Aldama commented on the board's previous spending. Alex was the Board President the past couple years.** Alex commented that the Lakes Maintenance does not own the mailboxes.
  - d. Bianca Manos asked where previous reserve funds go. Bianca is against the speed bumps.
  - e. Jonah Mundy suggested a neighbor survey to confirm if the board members are representing the members of the community.
  - f. Frank and Patricia Young agree with Alex and Jonah. Frank said the speed bumps and mailboxes are material alterations and require 75% approval of owners. Jeremy Anderson confirmed that what Frank is quoting applies to FL ST 718 (Condos). Lakes Maintenance falls under FL ST 720.
  - g. Susan Snyder asked if each line item can be voted on separately. Susan is opposed to speed bumps. Susan is in favor of the mailboxes.
  - h. Cindy Robinson commented on letters received on mailbox maintenance issues. Cindy is opposed to the speed bumps. Cindy is in favor of removing the spas.
  - i. Jim and Carolyn Deering **agree with Jonah, Alex, and the Overton's. Jim suggested mailbox cluster stations.**
  - j. **Toni Steeb appreciates the Board's work and improvement projects. Toni is in favor of the mailboxes.**
  - k. Harriet Epstein is against a special assessment. Harriet commented that this is bad timing.
  - l. Sharif Ismail is in favor of the speed bumps for safety in the community.
  - m. Stan Ross said he is a handyman, and he has done mailbox repairs in the community. Stan questioned the recommendation on mailboxes. Stan is opposed to improving the clubhouse.
  - n. Lynn McMahan thanked the boards for their hard work. Lynn asked about the Lakes Estates reserve funds. Lynn also asked for a newsletter.
  - o. William Newman is in favor of the speed bumps and safety.

- p. Brandy Sheldon agrees with William Newman. Brandy is in favor of the special assessment and suggested deferred maintenance being addressed.
  - q. Brian Glassmoyer commented that he has been on the board for years. Most meetings homeowners do not attend. Brian commented on the due diligence that was done when approving prior projects. Brian is in full support of the special assessment.
  - r. Tom Tribolet suggested prioritizing projects to be done.
  - s. Duane Smith is opposed to speed bumps in the back of the neighborhood (Lakes III). Duane recently repaired his mailbox. Duane suggested budgeting and planning.
  - t. Gary and Pat Nebel would like to hear more information regarding the special assessment.
  - u. JoAnn Jordan commented on lack of transparency.
7. New Business
- a. Kelly Bruno outlined a summary of the items listed below and provided a status update.  
Discussion and VOTE to approve a special assessment of \$150,000, approximately \$518 per lot.  
The breakdown for the special assessment projects are as follows:
    - i. Clubhouse Repair \$55,000 MOTION made by Marti seconded by Igor to approve as presented. MOTION passed 8 in favor, 1 opposed.
    - ii. Spa Equipment \$5,000 MOTION made by Cathryn, seconded by Suzanne to approve as presented. MOTION passed unanimously.
    - iii. Golf Cart \$5,000 MOTION made by Kelly, seconded by Suzanne to approve as presented. MOTION passed unanimously.
    - iv. Mailboxes \$69,000: MOTION made by Kelly, seconded by Marti to approve, contingent upon required membership modification to the declaration. Jeremy Anderson confirmed that additional approval by the members is needed. MOTION did not pass 1 in favor, 8 opposed.
    - v. Traffic Control / Speed Bumps \$10,000 MOTION made by Ryan, seconded by Kelly to approve as presented. MOTION did not pass 2 in favor, 7 opposed.
    - vi.
  - b. If approved; will be paid by each sub association per unit to Lakes Maintenance.
8. Next Meeting: Tuesday, June 22, 2021 at 6:45 pm
9. Adjournment: With no further business to discuss, the meeting adjourned at 8:52pm.