



THE LAKES

The Lakes of Sarasota Maintenance Association

A Corporation Not-for-Profit

MEETING OF THE BOARD OF DIRECTORS MINUTES

TIME: 6:45PM
DATE: Tuesday, January 27, 2026
PLACE: ZOOM and at the Clubhouse

1. Call the Meeting to Order: The meeting was called to order at 6:45pm.
2. Proof of Notice: Proof of notice posted and agenda emailed.
3. Determination of a quorum: A quorum was established with the following board members present; David Kis, Kelly Bruno, Mike Schooley, Sonja Kaiser, Craig Frabricant, Brian Glassmoyer, and Jim Deering.
4. Approval of previous minutes: 10/28/2025: **MOTION** made by David, seconded by Craig to approve as presented. MOTION passed unanimously.
5. President's Report
6. Treasurers Report: Financial Statements as of Year End 2025 were reviewed aloud.
7. Social Committee Report: Shirley Brown
 - a. Trolley
8. Unfinished Business
 - a. Deck Quotes: David and Jim will meet with the contractors to set a scope of work. Stairs to a concrete patio was discussed.
 - b. Clubhouse pool entrance gate: MOTION made by Brian, seconded by Craig to approve in the amount not to exceed \$2,400. **MOTION** passed unanimously. Mike Schooley will schedule with the vendor.
9. New Business
 - a. Garage Sale: Saturday, March 21st
 - b. Speed Limit Signs and Adding Street Lighting: A committee will assess the neighborhood for adding signs and or lights. It was confirmed that no additional lights were added a few years back when the light posts were replaced. It was simply a like for like replacement. The same electrical wiring and FPL bills that have always been in place are still in place. Kelly and Shirley volunteered for the committee.

- c. Owner reported that dog waste bags are being disposed of in the lake and or drainage system.
 - d. Merging Associations: The legal opinion from the attorney was reviewed. The Board discussed items looking to be achieved. Kelly did research and explained some of the fixed costs. The condos did not want to be part of the merger. Brian noted LE3 updated documents that include additional restrictions to protect their association. Jim noted that this is not a new idea. Shirley said LE was unsuccessful getting their updated proposed documents passed. **MOTION** made by Brian, seconded by Sonja to NOT continue pursuing this topic. MOTION passed 6 in favor, 2 abstained. MOTION passed unanimously.
10. Homeowner Comments (limited to 3 minutes each)
- a. Bougainvillea was suggested to be planted around the clubhouse pool area.
 - b. A perimeter community wall was suggested.
11. Next Meeting: March 24, 2026 (Annual Membership Meeting)
- a. *Please note LE & LE3 hold annual membership meetings and elections on February 24, 2026 and TBL on February 26, 2026. The new LM Board members are seated and new officer positions established at the LM meeting 3/24/26.*
12. Adjournment: With no further business to discuss, the meeting ended at 7:50pm.