

The Towns at Lakeside Homeowners Association, Inc.
Annual Members Meeting
Tuesday, March 25, 2008

Presentation by the City of North Port Police and Tim Teepeil of S&S Gutters took place prior to start of meeting.

Call to Order/Determination of Quorum: Meeting was called to order at 8:05 p.m. 15 owners present in person and 17 present by proxy. Developer units represented also. Quorum determined.

Proof of Notice: Julie Trimpe of SunVast Management confirmed proper mailing of notice to all owners.

Previous Meeting Minutes: None. No previous members meeting held.

Old Business: None

New Business:

Violation letter Procedures and Policies- Debora Hudrlik discussed in detail the violation procedure to take place.

Collection Policy- Debora Hudrlik explained the need for a collection policy. The Board will be approving a change to monthly payments for maintenance fees at the Board meeting immediately following.

New Community Website: A community website is under development and should be up and running very quickly. The website address is: www.townsatlakesidehoa.com

2008 Budget- Debora Hudrlik gave a detailed presentation on the 2008 budget. New payments will be \$ 143.75 a month. Payments will change to monthly rather than quarterly. Board will approve at meeting following members meeting.

Update on Mulching/Pressure Washing- An earlier walkthrough had been completed by Board members and Management. Many items were noted and corrected. The mulch and pressure washing of buildings where needed were completed. Owners asked about changing to rock in beds instead of mulch. Debora Hudrlik said a committee could be established to review. Cost would be a main factor.

Maintenance Responsibilities- Debora Hudrlik asked all owners to review the Maintenance responsibilities section of their HOA documents. Even though many services are included with their maintenance fees, these homes are not completely maintenance free. The documents outline their responsibility. A sample reserve study was handed out for owners to review. Reserves will need to be reviewed for future needs.

Gutters/Screen Doors- Specifications for retractable screen doors were mailed to each owner. Gutter specifications were handed out at meeting. The approval is presently for the front of buildings only. They were not included when built by developer, but owners can pay to have them installed. An ARC request would need to be submitted prior to installation for approval.

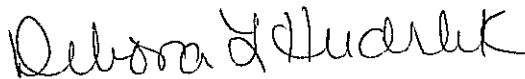
Trash Can Violations- Residents leaving their trash cans out is a violation. Many letters have gone out from management to residents violating this issue. The size of the trash cans is a problem. Hard to fit can and car in small garage. Owner noted that a smaller trash container can be ordered by City of North Port. Resident must make request.

Parking Issues- The additional parking spaces has helped resolve the problem to a point, but some residents are abusing the quest parking spaces. Residents can park up at model center parking area in evenings after 6:00 p.m., if needed.

Formation of Committees- Sign-up sheets are at table for owners to sign up for committees. Volunteers are needed and all owners are encouraged to sign-up.

Adjournment: Motion was made and seconded to adjourn the meeting. Meeting was adjourned at 8:50 p.m.

Respectfully Submitted,



Debora L. Hudrlik
Recording Secretary