

UNAPPROVED

The Towns at Lakeside Association, Inc. Annual Membership Meeting Tuesday, February 24, 2009

Call to Order/Determination of Quorum: The meeting was called to order at 6:32 PM by Debi Hudrlik, Association Secretary. 46 class "A" owners were present either in person or by proxy. Class "B" developer units were represented at 70. A quorum was determined.

Proof of Notice: James Ro of SunVast Management acknowledged proper mailing of notice to all owners via an Affidavit placed in the Association files.

Approval of Previous Meeting Minutes:

On Motion: Duly made by Paulin Terry, seconded by Dennis Vance and carried unanimously.

Resolve: To waive the reading of the March 25, 2008 annual meeting minutes and accept them as submitted.

Old Business: None

New Business:

A. Discussion of Rock & Landscape Borders. The membership discussed the pros and cons of both. General consensus of the quorum was that gutters and landscape borders should be made as available choices to owners who desire to keep the mulch within the beds. There were numerous concerns regarding rock and its uniformity.

B. Owners submitted ballots and opinion polls.

C. Diane Wills and Anthony Quinn volunteered as Supervisors to Tally the Votes and Opinion Poll. Upon completion of tally:

Rollover of Funds: 44 in favor, 2 against for Class A members

Installation of Rock: 16 in favor of installation by owners upon submittal of ARC
23 against installation
5 had no opinion either way

Installation of
Landscape Border: 22 in favor of such installation by owners upon submittal of ARC
13 against installation
7 no opinion either way

Type of Border: 9 in favor of vinyl interlocking type border
 5 in favor of polyethylene roll type border
 14 no opinion either way

Debi explained that the opinions of the members would be conveyed to the Board of Directors; however, the Board of Directors and ARC had sole authority to make decisions on these matters.

D. Discussion of Operating Budget. Topics discussed included:

- 9 month vs. 12 month budget – proposed budget figures reflect a full 12 month period, however the statement at the top states the budget is for the period April 1 – December 31. The footnote at the bottom will be changed to clarify this.
- Whether contracts were bid out and expenses reduced where possible. All categories were looked at carefully and additional funds added to compensate for bad debt and reserves per the reserve study that was recently completed.
- Amount of reserves required and should we consider reducing them due to economic conditions. Reserves were previously established by developer and needed to be funded unless waived or reduced by the membership. Copies of the reserve funding plan were available to those present.
- Concerns regarding current delinquencies and potential for special assessments in the future. Debi explained StanPac was guaranteeing any deficit which currently worked in favor of the members due to the delinquency rate. Upon turnover StanPac would be responsible for the monthly assessment on each lot owned by them.

E. Discussion of Proposed General Rules – Debi informed owners that Board will be revising item 1 under general policies to read: Parents and/or legal guardians shall be responsible for the conduct of their children at all times. There were no other proposed changes by the membership.

F. Discussion of Proposed Authorized Vehicles, Storage & Parking Policy. Debi explained that the Association really had no vehicle to enforce or any right to make owners clear out their garages and park their vehicles inside; however, if everyone were to voluntarily follow these proposed guidelines, the parking issue should be resolved. There are 16 overflow parking spaces and 12 spaces available in the evening at the StanPac model parking lot. Owners can also park at the CDD clubhouse. John Rice explained that Section 19 of the Declaration could not be changed without 2/3rd approval of the membership, which will can prove difficult, but is not impossible, to achieve. Debi asked for two volunteers to be appointed to the Vehicle Committee to tag vehicles in violation of this new policy. No one came forth at this meeting, and the Board will continue to solicit volunteers.

G. Discussion of Proposed Tenant Lease Disclosure. There was concern by those who rented out their units that the restriction of one lease per year could be a financial burden. Debi explained that this was in the Declaration and would require 2/3 approval of

the entire membership to change this restriction. John Rice suggested that the Board consider the following additions to this document: the prohibition of sub-leases and supplying the CDD with a copy of the tenant lease profile as well. Debi will present those additions to Board for consideration on Thursday. It was explained that the Board was most concerned with tenants following the rules and did not want to create additional hardships for absentee owners. If an owner experienced a hardship and their tenant left, the Board would be willing to consider a replacement lease and/or approve a sub-lease as long as the owner submitted the appropriate documentation and the tenants followed the Declaration and rules.

H. Architectural Control Criteria – Debi explained the reasoning for approval of this document to meet current Florida Statutes.

I. Open Discussion: Issues included:

- Can owners be added to the Board? Debi explained StanPac might be willing to do this once we near 80% occupancy, as turnover would be required at 90%. This would make the transition smoother and allow current owners to gain board experience prior to election.
- Are jet skis considered boats? Yes they are and they are prohibited from the property.
- Debi explained some changes to the by-laws that the Board would be considering at the meeting. The first change was to eliminate the annual meeting from being held during the first 90 days of the calendar year and allowing the board to set the date and time at their discretion, as long as a meeting was held annually. The membership was in agreement. The second change was to change the quorum requirements from 20% of each class of members to 10% of the entire membership. The membership was in agreement. The third was to change the requirement of an annual audit to a lesser type of report as required by Florida Statutes. The membership was not in agreement and wanted a full audit of the books performed annually. Debi will share this information with the Board on Thursday. She also discussed the discrepancy in the by-laws and articles on the amendment provision of the by-laws, and the articles shall control, which gives the Board the authority to change the by-laws.
- CDD amenities. There was concern about staining of the pool and the process of tenants obtaining authorization passes for amenity use. Bill Cappozzi of the CDD was present and addressed the membership. He explained that the tenant must provide a copy of the lease and the waiver form signed by the owner.

Adjournment:

On Motion: Made by Richard Kaplan, seconded by Judy Rice and carried unanimously.

Resolve: To adjourn the meeting at 8:46 PM.

Respectfully Submitted,

Debora L. Hudrlik, Recording Secretary