

UNAPPROVED
The Towns at Lakeside Association, Inc.
Board of Directors Meeting
Thursday, February 26, 2009

Call to Order/Determination of Quorum: The meeting was called to order by Debi Hudrlik, Secretary/Treasurer at 8:40 AM. Also present in person was Barry Karpay, President. Frank Messina, VP, was in transit and was present via speaker phone. A quorum was established.

Proof of Notice of Meeting: Debi displayed an affidavit that was placed in the Association files.

Approval of Previous Board Meeting Minutes:

On Motion: Duly made by Barry Karpay, seconded by Debi Hudrlik and carried unanimously.

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

Old Business: None

New Business:

A. Re-Election of Officers

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.

Resolve: Barry Karpay shall remain President; Frank Messina Vice President and Debi Hudrlik Secretary/Treasurer.

B. Confirmation of Mailing Address

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.

Resolve: The mailing address of the Association shall remain as c/o SunVast Management & Services, 381 Interstate Boulevard, Sarasota, FL 34240.

C. Adoption of 2009 Operating Budget

On Motion: Duly made by Barry Karpay, seconded by Debi Hudrlik and carried unanimously.

Resolve: To accept the 2009 budget as submitted with the following revisions: to change the period covered at the top to reflect a 12 month period of April 1, 2009 to March 31, 2010, and change the footnote at the bottom that the Association will be going to a calendar year effective January, 2010. Therefore, a new budget for the period January 1, 2010 through December 31, 2010 will be adopted later this year. Also, to increase the budgeted amount for the audit from \$2800 to \$4800 and reduce the bad debt from \$36,747 to \$34,747 to keep the fees at \$160/mth.

On Motion: Duly made by Frank Messina, seconded by Barry Karpay and carried unanimously.

Resolve: To allow the capital contribution through 12/31/09 to remain at \$300.00 and to implement a resale capital contribution in the amount of \$300.00 effective April 1, 2009.

On Motion: Duly made by Frank Messina, seconded by Barry Karpay and carried unanimously.

Resolve: To transition from the component method to the pooling method of reserves effective April 1, 2009.

D. Adoption of General Rules & Regulations

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.

Resolve: To accept the General Rules & Regulations as submitted with the following revision: To change paragraph one to read “Parents and/or legal guardians shall be responsible for the conduct of their children at all times.” (addition noted by underscore).

E. Adoption of Authorized Vehicles, Storage & Parking Policy

On Motion: Duly made by Barry Karpay, seconded by Frank Messina and carried unanimously.

Resolve: To accept the Authorized Vehicles, Storage & Parking Policy as submitted with the following revisions: To change paragraph one to read “All vehicles shall be first parked inside the garage, second in the driveway. Additional vehicles may then utilize designated common area parking spaces on a first come, first serve basis. Whenever a vehicle can be parked in the garage or driveway, the overflow parking area is NOT to be used for the parking of any vehicles owned by any resident or guest.” (addition noted by underscore).

F. Adoption of Tenant Lease Disclosure & Acknowledgement

On Motion: Duly made by Barry Karpay, seconded by Debi Hudrlik and carried unanimously.

Resolve: To accept the Adoption of the Tenant Lease Disclosure & Acknowledgment as submitted with the following revisions: To change paragraph two to read “No more than one (1) lease shall be approved within a twelve-month period, and no lease shall be for a term of less than 30 days. Additionally, sub-leasing without the prior approval of the Association shall be prohibited. (addition noted by underscore). To add a new paragraph 9 as follows: “9. Should tenants desire to utilize the CDD facilities, the owner must execute a Property Owner Access Waiver and deliver the waiver, a copy of the lease, and a copy of the Lakeside HOA Tenant Profile form to the CDD office at 2200 Plantation Blvd. Upon submittal of those items, tenants will be issued access codes to the facilities.” (addition noted by underscore).

G. Adoption of Architectural Control Criteria

On Motion: Duly made by Barry Karpay, seconded by Debi Hudrlik and carried unanimously.

Resolve: Due to tornadic winds and the safety of the community, rock shall not be approved as a replacement material for mulch. Furthermore, SunVast shall notify all existing owners who have installed rock without ARC approval that all rock must be removed by April 30, 2009 at their cost, and the HOA will then install mulch in its place. Said owners shall also be advised of the gutter and border options available to them to keep the mulch in place. In the event any owner previously received approval for such rock installation, the owner shall be notified that the HOA will arrange to have the rock removed and replaced with mulch, at no cost to that owner.

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.

Resolve: To allow either the vinyl interlocking or polyethylene roll type border material as options to owners.

On Motion: Duly made by Debi Hudrlik, seconded by Frank Messina and carried unanimously.

Resolve: To accept the Adoption of Architectural Control Criteria as submitted with the following revisions: To revise the last paragraph under gutters to read as follows: "Rear: Gutters shall be permitted on the rear of buildings where the rear of the building cannot be seen from a street. Gutters shall be considered on a case by case basis on those buildings where the rear of the building can be seen from the street." (addition noted by underscore). To insert the lighting fixture replacement information as follows: "Progress Lighting Model P5815-30." (addition noted by underscore).

H. Update on delinquencies - The Board reviewed the report provided by the Association attorney.

I. Landscape Update – The Board reviewed the pricing provided by Valley Crest for replacement options on foxtail palms. The decline of palms will be monitored and dead palms removed. In the event replacements are deemed appropriate, the Board will select replacement options and seek alternative bids.

J. Comcast Bulk Billing Addendum

On Motion: Duly made by Debi Hudrlik, seconded by Barry Karpay and carried unanimously.

Resolve: To accept counsel recommendation to not renew the bulk billing addendum with Comcast and provide adequate notice of termination in 2010 per the contract provisions.

K. Gutters on Rear of Buildings – see item G above.

Additional items discussed that were raised at the annual membership meeting on February 24 included:

L. Inquiry of when owners could be added to the Board. The Board will give this consideration as we get a bit closer to turnover.

M. Changes to By-Laws: Debi presented some proposed changes to the by-laws a copy of which is attached hereto.

On Motion: Duly made by Barry Karpay, seconded by Frank Messina and carried unanimously.

Resolve: To adopt the proposed changes to the by-laws pending any suggested format or verbiage changes by counsel.

N. Vehicle Committee – The board is seeking candidates to assist in implementing the new parking policy.

Adjournment:

On Motion: Duly made by Debi Hudrlik, seconded by Frank Messina and carried unanimously.

Resolve: To adjourn the meeting at 9:39 AM.

Respectfully submitted,
Debra L. Hudrlik, Recording Secretary