

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING TO ELECT OFFICERS  
AND APPOINT COMMITTEE CHAIRS**

**Thursday, March 15, 2010**  
**Lakeside Plantation CDD Clubhouse**

**Meeting Called to Order:**

John Rice called meeting to order at 5:04 pm. Board members present: John Rice, John Biggins, Ron Gillis, Nadine Carey and Everett Ratzlaff. James Ro from Sunvast was also present.

**Confirmation of Posting:**

Both James Ro and John Rice confirmed the meeting notice was posted on property and Towns at Lakeside Plantation website.

**Minutes Approved:**

Ron Gillis made a correction of minutes and made a motion to approve revised Feb 23, 2010 minutes. Seconded by Nadine Carey. Motion carried unanimously.

**Addition to Agenda:**

Board reviewed meeting agenda. Added additional agendas for 1) driveway stains, 2) missing fascia, 3) board and committee identification

**New Business:**

**Development of Committees:** Four board members will head up various committees:

- 1) Neighborhood Watch & Vehicle Parking : Ron Gillis
- 2) Architecture Control & Landscape : Everett Ratzlaff
- 3) By-Laws, Budget and Finance : John Biggins
- 4) Tenant / Lease Committee : Nadine Carey

John Rice and Ron Gills will meet with committee members on March 16 for Q&A. James Ro suggested that each committee member and board member are familiar with Towns' Documents, such as Declaration, By-Laws, and Rules & Regulations.

**Revised Architecture Guidelines for Gutters**

Everett Ratzlaff made motion to accept a revised architecture guideline for gutters. Nadine Carey seconded and motion carried unanimously.

Front: Units that share an entry (inside units) both must install gutters (e.g., the entire U-shaped entry must be guttered). Gutters may also be installed over the garage and/or over the lanai. Individual gutters will be approved for END UNITS ONLY. Gutters shall be white and have downspouts that empties onto the driveway on the front of the unit and down to the wood chip bed on the rear of the unit, per the photographs contained on the community website at [www.townsatlakesidehoa.com](http://www.townsatlakesidehoa.com).

~~Rear: Gutters shall be permitted on the rear of building 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.~~

**Gutter installation:** John Rice is working with a vendor to get a group installation rate. This bid does not require board approval since it is not board business. However, this bid still requires architecture control approval. Board will also review architecture guidelines for the gutters.

**Bulk Cable renewal in December 2010:** John Biggins wanted to clarify the terms 'exclusive marketing' with Comcast. John Biggins suggested that we should discuss with an attorney before we make any decision. John Biggins addressed concern about delinquent owners and will also develop and share cost comparisons between bulk contract and without the bulk contract. Board will share such information with owners once we have gathered data.

**Driveway Stains:** Rust stains at 1269 Jonah Dr & 1271 Jonah Dr which may caused by renters at 1269 Jonah Dr. John Rice will discuss this issue with the renter to try to resolve this problem before the matter is relayed to owners.

**Missing Fascia at 2332 Felicity:** Nadine Carey addressed the missing fascia problem. James Ro will get in touch with the owner to address this problem.

**Identification for Board & Committee members:** Ron Gillis suggested to make a wallet size identification card for board and committee members. Nadine Carey volunteered to design a card.

**Bulletin Board:** Ron Gillis made a motion to install a bulletin board on a trial basis at the mail box kiosk. It will cost \$150 per bulletin board. Everett Ratzlaff seconded and motion carried unanimously.

**Next Meeting:** Next meeting will be held on 5pm, March 29, 2010, Lakeside Plantation CDD

**Adjournment:** Motion was made by John Biggins and seconded by Nadine Carey to adjourn the meeting. John Rice adjourned the meeting at 6:45 p.m.

Respectfully Submitted,

James Ro, CAM