

D R A F T

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Wednesday, April 7, 2010 – 5:00 p.m.
Lakeside Plantation CDD Clubhouse**

Meeting Called to Order:

John Rice called meeting to order at 5:06 pm. Board members present: John Rice, John Biggins, Ron Gillis and Nadine Carey.

Confirmation of Posting:

John Rice confirmed that the meeting notice was posted on property.

Minutes Approved:

John Rice advised that the meeting minutes from the March 29th Board meeting will be available before our April 12th meeting.

Additions to Agenda:

Additions to the agenda included: 8(e) roof repairs at 1269 Jonah, (f) landscaping dead plant issues, (g) resident parking and pet violations.

Old Business

7 (a) Comcast Cable: Members further discussed the Comcast Cable TV bulk billing arrangement. Acknowledged receipt of a possible Comcast reduction in monthly charges. John R will get clarification of 'door fees' and see if provider could agree to a 'service cut-off' when the HOA becomes aware of delinquent dues. (b) Parking issues – survey results: John R indicated that he will provide the results of surveys to board members at the April 12th meeting. (c) (1) 1269 & 1271 driveway stains: John R confirmed that the renters at 1269 cleaned up the bad rust stains on the driveways. (2) Bulletin Boards at mail kiosks: Ron advised that the first sample board is expected to be completed during the next few days. (3) Loose fascia: John R indicated that James Ro is handling this problem – getting the owners to share the replacement costs of missing siding. (4) Towns ID wallet cards: Nadine will complete these during the next few days – i.e., printing at Staples & laminating – two cards per Board member. (5) Handicap Parking: James Ro provided an opinion letter from the Department of Justice which indicates that the Americans With Disabilities Act (ADA), under Title 111 does not apply to privately owned facilities that are strictly residential. (6) Exterior Color Schemes – Sherwin Williams outdated paint specs – Ron has completed an investigation and SW will have exact replacement paint – advising new spec numbers with which to update our policy.

New Business:

8 (a) February Financials: John Biggins reviewed this report briefly and referred to grounds/landscaping expenses...which were different from the categories in January.

James Ro confirmed that the expenses were related to mulch and he will have his staff move the expenses into the appropriate line items. There was further discussion regarding foreclosures pertinent to an email from James Ro. (b) Committee member 'cross-over assistance:' Ron Gillis confirmed that a few committee members volunteered to help-out with tasks normally assigned to other committees due to many snow-bird committee members heading north. It was decided that future newsletters could make mention of 'thanks' to these valuable helpers. (c) Website Update: John Rice volunteered to draft a short paragraph describing the general nature of tasks/responsibilities of each committee. This can then be added to the website and readers will have an understanding of the scope and purpose of the committee. (d) Reserve Account: John Biggins researched additional investment banking options and will recommend April 12th that another institution share in our reserve deposits. In addition, those present supported that John be the person who can electronically access our bank accounts to see cleared check endorsements. ADDED TO AGENDA (e) Roof repairs have been authorized at 1269 Jonah caused by a growing oak tree...rubbing into shingles and wood underlay. (f) Landscaping: Ron Gillis briefly reviewed portions of the January email from Valley Crest regarding cutback procedures taking photos of dead or almost dead plants, etc. VC is making a proposal for remedy considerations. (g) Ron Gillis expressed his continuing frustration in observing a particular resident ignore parking rules and allowing his dog to be unleashed. Following general discussion, John Rice will draft a letter that may be sent to this particular resident.

Next Meeting: The Board will meet on April 12 at 5pm, Lakeside Plantation Clubhouse

Adjournment: John Rice adjourned the meeting at 6:10 p.m.

Respectfully Submitted,

John M. Rice