

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

Tuesday, May 25, 2010

Lakeside Plantation CDD Clubhouse

Meeting Called to Order:

John Rice called the meeting to order at 6:04 pm. Board members present: Nadine Carey and Ron Gillis. Present via telephone were John Rice, John Biggins and Everett Razlaff. James Ro from Sunvast was also present. Two members of the community also attended the meeting.

Confirmation of Posting:

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

Minutes Approved:

Nadine Carey made a motion to approve the revised April 26, 2010 meeting minutes. Seconded by John Biggins and the motion carried unanimously.

Addition to Agenda:

7 (c) April Financials and 8 (c) two resident complaints: kids playing to other's property & replacement of dead bushes.

Old Business:

Comcast Cable TV: An additional proposal from Comcast indicated that they will recognize the Towns account as only billing 175 owners (versus 197). They have proposed that the basic cable rate under this agreement will be \$28.84 including tax. For the same service, the retail rate is \$63.52 including tax.....a \$ 34.68 differential, per month. Other proposed elements include:

- New Bulk Agreement through 12-31-2015 – an additional 5 years
- Reduced monthly rate from \$31.12 to \$24.95 plus tax with a 3% annual increases going forward
- Reduce number of homes in billing from 197 to 175
- As homes are activated they would be added into the billing. (HOA can discontinue cable TV service if monthly dues continue in default)
- Plan is to send out a cable TV fact sheet in our June Newsletter

John Biggins volunteered to put together an informational 'draft' for review by the Board and the document is to be shared with all owners in the June Newsletter.

Missing siding at 2332 & 2334 Rosewood: Work was completed – two owners shared costs.

Website Update – Purpose of Committees: Board members were invited by John Rice to send him any suggestions for completing this draft document. Following receipt, John will finalize for approval and placement onto web site.

Letter to City of North Port Police Department: Ron Gillis received an e-mail from the Police Department. Ron added that the Department has an active Agreement for services with Lakeside Plantation. See attachment.

April Financials: John Biggins shared a brief summary of the statistics noting that 33 owners were >90 days in arrears with their monthly dues and that year-to-date expenses exceeded income by only \$450.00. James Ro mentioned that our mulch purchase was slightly over that expected. John Biggins made a motion to approve the April financials. Nadine Carey seconded and the motion carried unanimously.

Landscaping: James Ro is talking with Valley Crest about dead trees.

New Business:

Homeowners Insurance of Lots: Nadine Carey motioned that the Board of Director's of the TOWNS Homeowners Association, Inc. establish a procedure to support the Declarations & Covenants whereby lot owners are required to: (a) purchase the appropriate type of dwelling insurance and, at all times, maintain that insurance on their lot and, (b) furnish the Association with the certificate Proof of Insurance and, (c) that the Association may opt to purchase the aforementioned dwelling insurance on a particular lot and, per Declarations and Covenants require reimbursement of related expenses from the lot owner. Ron Gillis seconded and the motion carried unanimously.

New Owners Receiving Documents: John Rice mentioned the ongoing problem that we cannot be sure that every new Towns owner receives the Declarations and all of the rules and regulations of the HOA community. There was discussion about 'who is responsible....during the sales and purchasing process to insure this distribution?' James Ro and Board members will research this matter further.

Bushes: Ron Gillis will check the unit (1189) and see if Valley Crest should replace the bush that the owner claims is dead.

Paint: Ron Gillis provided James Ro with updated paint color specs for the list of paint color for 'Light color exterior body' Sherwin Williams paint per Architectural Exterior Color Schemes & Other Criteria policy.

Mildew & Pressure Washing: James Ro reported that the pressure wash project is scheduled to begin on June 1.

Paving: Ron Gillis reported that he spent many hours monitoring the 'pot-hole' repair project. He stated that the workmanship was excellent. James Ro advised that Debi Hudrlik has asked for an additional bid to put the final coat of asphalt on our roads.

Next Meeting: Next meetings will be held on June 21, 2010 at 5pm, Lakeside Plantation CDD.

Adjournment: A motion was made by Ron Gills and seconded by Nadine Carey to adjourn the meeting. John Rice adjourned the meeting at 7:00 p.m.

Respectfully Submitted,

James Ro, CAM