

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

Monday, 6:04pm, July 20, 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. Present via telephone were John Rice and John Biggins. James Ro from Sunvast was also present. One owner from 2345 Felicity place was present.

Confirmation of Posting:

Both James Ro and Nadine Carey 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 June 21, 2010 meeting minutes. Seconded by John Biggins and the motion carried unanimously.

Addition to Agenda:

The Board reviewed the meeting agenda.

Old Business:

Cable TV in 2011 – Action Plan – August, 2010 : We are waiting for a proposal from Comcast and review it by the Attorney, Steve Thompson by next meeting.

1189 Jonah Owner Complaints – Dead bushes & ball-playing : Table this until next meeting

Mail Kiosk Bulletin Boards – Nadine Carey made a motion to install 3 more bulletin boards at the remaining mail kiosk. John Biggins seconded and motion carried unanimously.

Website Update – Committee Purpose - Draft. – John Rice will complete this draft and share with Board members for modification, then approval. Website will then be updated.

Status of Porch Painting – Standard pacific repaired this problem at 1145

New Business:

Review of June Financials – (John B)

John Biggins asked about transfer \$2229.90 and James Ro will reply back. John Biggins also asked to revise \$15,003.26 transfer to operating. James Ro believe it was a wrong ledger and will revise the June financial accordingly.

Review of Resident Feedback or Responses to topics introduced via June Newsletter:

1. Copy of 'Homeowners Insurance Policy' declarations – SunVast received it from about 30 owners
2. Copy of Tenant Profile – Sunvast received few tenant profiles
3. Cable TV in 2011 – Newsletter feedback. Only one owner complained
4. Board Vacancy Applications – None so far.

Rental Assignment: James discussed about new FL Statute for rental assignment, collecting HOA dues from the tenant of the delinquent owners. Board will draft a letter to owners before we send it to renters.

Architectural Modification Request – Glassed-in Lanai : John Rice recommended to defer to next meeting since Architectural Control board member, Everett Razlaff, was not in present.

Payment plan : Owner at 1165 Jonah wants to make a payment plan. She wants to pay additional \$50 in addition to her monthly payment. Board accepted her request and continuously monitors her account.

Next Meeting: Next meetings will be held on August 25, 2010 at 5:30pm, Lakeside Plantation CDD.

Adjournment: 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