

THE TOWNS AT LAKESIDE ASSOCIATION, INC.
Wednesday, 5:34pm, Aug25, 2010
Lakeside Plantation CDD Clubhouse

Meeting Called to Order:

John Rice called the meeting to order at 5:30 pm. Board members present: Everett Razlaff. Present via telephone were John Rice and John Biggins. James Ro from Sunvast was also present.

Three owners from 1127 Jonah, 2300 Mulberry, 1067Jonah Dr were present.

Confirmation of Posting:

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

Minutes Approved:

Everett Razlaff made a motion to approve the revised July 20, 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 contract in 2011 – Current Comcast proposal has flaw. John Biggins made a motion to terminate the current contract. Everette Razlaff seconded and motion carried. James Ro will set up conference call with Comcast with board members.

1189 Jonah Owner Complaints – Dead bushes & ball-playing : Everette confirms that bushes are not dead. Issue closed.

Mail Kiosk Bulletin Boards – Still working on this. Will be ready within a week

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.

Architectural Modification Request – Everett Razlaff has a concern about the consistency of glassed-in lanai as part of ARC. James Ro will review the document and research this problem.

Review of Resident Feedback or Responses to topics introduced via June

Newsletter:

Copy of ‘Homeowners Policy’ declarations: We have received about 64 insurance.

Copy of Tenant Profile: 4 tenants have applied for profile

Board Vacancy Applications : None so far

Consideration to modify Towns ‘Declaration of Covenants’ to be able to ‘assign rents’ payable by renter to HOA if owner defaults on monthly dues : Table this until next meeting

June financial: James Ro cleared the question of transfer of fund and corrected problem. June financial approved by John Biggins

New Business:

Review of July Financials – John Biggins reviewed July financial. Association is controlling the expenses and still we are not losing money. We are still fully funding reserve.

Towns Road Paving Status – Still waiting response from Standard Pacific. Debi Hurdlik has been on vacation.

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.

Two water backflows on some townhomes : These are units with two backflows. 1050J, 1057J, 1060J, 1064J, 1067J, 1071J, 1081J, 1076J, 1085J, 1099J, 1088J, 1102J, 1101J, 1115J, 2265M, 2274M, 2276M, 1128J, 1138J, 1148J, 1158J, 1329J, 1339J. Send e-mail to Standard Pacific and waiting their response.

Driveways - stained (1148, 1150 & 1050 Jonah) check & advise

Everett Razlaff. will drive by to confirm these stains. John Rice will draft a letter to owners to clean this problem.

Delinquent Dues-in-process: Status:

- (1) 1173 Jonah-M. Backlund-owner, Richard-renter
- (2) 1113 Jonah – Maduro- \$8,610. Delinquent
- (3) 1187 Jonah – pending short sale-\$2640.00 past due- (James)
- (4) 2332 Rosewood- Stallone :

John Rice and James Ro will review each proposal and get board approval.

Privacy landscaping & Lighting along the Toledo Dr. : CDD will be responsible for this

59 Dead Palm Tree may spread disease and will be removed at \$700.00

Next Meeting: Next meetings will be held on September 22, 2010 at 5:30pm, Lakeside Plantation CDD.

Adjournment: Motion was made by Everett and seconded by John Biggins to adjourn the meeting. John Rice adjourned the meeting at 6:55 p.m.

Respectfully Submitted,

James Ro, CAM