

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.**

**Wednesday, 5:35 P.M., Sept 22, 2010**

**Lakeside Plantation CDD Clubhouse**

**Meeting Called to Order:**

John Rice called the meeting to order at 5:36 pm. Board members present: Nadine Carey and Everett Razlaff. Present via telephone were John Rice and John Biggins. James Ro from Sunvast was also present.

Three owners from 2300 Mulberry Lane and 1067 Jonah Dr. were present.

**Confirmation of Posting:**

James Ro 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 August 25, 2010 meeting minutes. Seconded by Everett Razlaff and the motion carried unanimously.

**Addition to Agenda:**

The Board reviewed the meeting agenda.

**Old Business:**

**Cable TV contract in 2011** – John Rice and John Biggins requested Comcast to lower the fee to \$22.95/month and provide a \$150 per unit door fee. They are waiting for Comcast's response.

**Website Update – Committee Purpose - Draft.** – John Rice sent the board members a copy of the draft for their review.

**Towns Road Paving Status –**

Debi Hudrlik, Standard Pacific proposed the following on September 2, 2010.

1. The HOA and CDD Boards agree that once the paving is completed by StanPac and accepted by the CDD, the CDD then becomes responsible for the roads.
2. There are no further obligations of Standard Pacific as far as the developer.
3. Realizing that the CDD wants some type of "commitment of repairs from damage" from any further construction work, we must all agree that the responsibility of any damage caused by construction work would be whoever owns those vacant lots and hence is performing the construction on their behalf. Should StanPac decide to move forward and build the remaining units (which is highly unlikely at this point), StanPac would be responsible for repairing any damages caused by construction activities. However, if StanPac sells the lots to another owner/investor, the obligation transfers to the new owner of those lots.
4. As we would want this check cut by the end of December, we would propose that repairs be scheduled for early or mid November when (a) the weather is a bit cooler, and (b) the board members who live up north are down and would be available to

assist with coordinating the parking/towing efforts, etc. This is going to take some coordination by SunVast, the contractor and the Board to pull this off efficiently. I would imagine the contractor would split the community in 2 or 3 sections and do a different section each day. That would leave the remaining 1/3 or 2/3 of the community for folks to park in the street while a section is being paved. I say that because we all know that owners are NOT going to park in the CDD pool parking lot and walk to their units. As this activity is going to affect your owners, we are willing to let you dictate to a point how and when you would like this done, as long as the contractor concurs and it does not run up the cost any higher than the bids we have already received.

Everett Razlaff made a motion to (1) the Towns HOA will work with the contractor and manage the communications to residents and the day-to-day monitoring of no vehicles permitted to park or drive on new asphalt and, (2) once they, the CDD, has signed-off on the quality of workmanship for the asphalt job at the Towns, the CDD becomes responsible for those roads. Nadine Carey seconded and motion carried unanimously.

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

John Rice suggested that James Ro to contact the tenants and request they clean these stains. If we do not get any response, James will send out a violation letters.

**Architectural Modification Request – Glassed-in Lanai:** Everett Razlaff sent out an e-mail recommendation to the board to reject the glassed-in Lanai request. Everett Razlaff will research more and write ACC guidelines for Lanais.

### **Newsletter:**

**Copy of ‘Homeowners Policy’ declarations:** We have received 68 insurance policies.

**Copy of Tenant Profile:** About 10 tenants have applied for profile.

**Board Vacancy Applications:** None so far.

**Mail Kiosk Bulletin Boards** – Installed 3 additional bulletin boards for a total of 5 boards. Nadine Carey is concerned about the quality of the bulletin boards.

**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.

Requested Standard Pacific removes the extra backflows and are waiting their response.

### **Rental Assignment Letters – Payment plans with:**

- (1) 1173 Jonah**
- (2) 1113 Jonah**
- (3) 1187 Jonah**
- (4) 2332 Rosewood**

**(5) 1147 Jonah Dr.**

Everett Razlaff made a motion to accept the discussed payment plans. If these owners do not pay within 15 days, the association will go after the renters. James Ro will draft the necessary correspondence.

**New Business:**

**Review of August Financials** – John Biggins reviewed August financials. The Association is controlling the expenses and still we are not losing money. We are planning to replace some palm trees at the end of the year. The auditor recommended increasing the bad debt to \$45,000 for the 2011 budget.

**Engaging a Broker if we initiate rent collection from ‘the renter’:** Deferred until next board meeting.

**59 Dead Palm Trees may spread disease and will be removed at the cost of \$700.00.**

**Privacy landscaping & lighting along Toledo Dr. :** The CDD currently has no budget for this. Would Towns residents be willing to help pay the additional cost to install a natural barrier to better shield gas station lighting. We will include this issue in the newsletter.

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

**September Newsletter:** John Rice is working on the newsletter.

**Next Meeting:** Next meeting will be held on October 20, 2010 at 5:30 P.M., Lakeside Plantation CDD Clubhouse.

**Adjournment:** Motion was made by Nadine Carey and seconded by John Biggins to adjourn the meeting. John Rice adjourned the meeting at 7:05 P.M.

Respectfully Submitted,

James Ro, CAM