

THE TOWNS AT LAKESIDE ASSOCIATION, INC.
Wednesday, 5:35 P.M., October 20, 2010
Lakeside Plantation CDD Clubhouse

Meeting Called to Order:

John Rice called the meeting to order at 5:33 pm. Board members present: Nadine Carey and. Present via telephone were Everett Razlaff, John Rice and John Biggins. James Ro from Sunvast was also present.

Three owners from 1127 Jonah Dr. 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:

John Biggins made a motion to approve the revised September 22, 2010 meeting minutes. Seconded by Everett Razlaff and the motion carried unanimously.

Addition to Agenda:

The Board reviewed the meeting agenda.

Carol Deperna requested Trees needs to be pruned behind of 1127 Jonah Dr.

Old Business:

Website Update – Committee Purpose - Draft. – John Rice sent the board members a copy of the draft for their review. John Biggins made a motion to post this draft on the website. Everett Razlaff seconded and motion carried unanimously

Installing Queen Palms to replace bad Fox Tail Palms - Received a proposal for 44 Queen Palms to be installed at \$5720.00 from Valley Crest. John Biggins made a motion to accept this proposal and Everett Razlaff seconded and motion carried unanimously.

Town Road Paving Status – CDD support the paving project and expect to pave in November.

Stained Driveway – 1148, 1050 and 1150 Jonah Drive. Looks much better than before.

Architectural Modification Request – Glassed-in Lanai: Deferred.

Bulletin Boards - Vendor will get in touch with Nadine Carey.

Two Water Backflows – Following units had two water backflows. Removed by StanPac at their cost.

1050J, 1057J, 1060J, 1064J, 1067J, 1071J, 1081J, 1076J, 1085J, 1099J, 1088J, 1102J, 1101J, 1115J, 2265M, 2274M, 2276M, 1128J, 1138J, 1148J, 1158J, 1329J, 1339J.

Status of letters to delinquent dues owners who have made payment offers-Everette made a motion to send out payment plan agreement with following five delinquent owners. Nadine seconded and motion carried unanimously.

- (1) **1173 Jonah**
- (2) **1113 Jonah**
- (3) **1187 Jonah**
- (4) **2332 Rosewood**
- (5) **1147 Jonah Dr.**

8. New Business

Review of September Financials – John Biggins reviewed September financials. The Association is controlling the expenses and still we are not losing money. John Biggins made a motion to accept September financial. Nadine Carey seconded and motion carried unanimously.

Engaging a Broker if we initiate rent collection from ‘the renter’: Deferred until it is needed.

Comcast Renewal Contract Cancelled: John Biggins made a motion not to renew Comcast Cable contract. Nadine Carey seconded and motion carried unanimously.

2011 Budget Workshop: Reviewed current budget and ready to send out for budget meeting.

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 6:45 P.M.

Respectfully Submitted,

James Ro, CAM