

THE TOWNS AT LAKESIDE ASSOCIATION, INC.
HOA Board Meeting Minutes
Monday, February 7, 2011

Call to Order & Quorum Determination

John Rice called the meeting to order at 6:00 pm. Board members present: John Rice, Everett Razlaff, Nadine Carey & John Biggins. James Ro from Sunvast was also present.

Confirmation of Posting:

James Ro confirmed that the meeting notice was posted and sent in accordance with the Florida Statutes and the Bylaws of our Association.

Minutes

Everett Razlaff made a motion to approve minutes for Jan. 10, 2011. Nadine Carey seconded and motion carried unanimously.

Audience Input: There were no other residents attending.

Additions to Agenda: 8(f): Decorative bands deteriorating
8(g): Dec. 31, 2010 Audit – Menchinger
8(h): Condition of three Bank-owned units.

Old Business

Final policy review, discussion/changes: Authorized Vehicles, Storage & Parking Policy : John Rice briefly outlined concerns about current parking policy. We will carefully address the issues and modify the policy as necessary at a future meeting.

ACC policy modification – Final review – motion to approve: Everette made a motion to approve the proposed ACC policy. Nadine seconded and motion carried unanimously.

Mulch & distribution plan – Everett: Mulch will spread on Feb 11. Purchased 1794 bags at \$ 4646.46. from Big Earth at a wholesale price. ValleyCrest will provide labor.

Planning for Annual Membership Meeting March 8, 2011 & Board Election: First notice has been sent: James explained the annual meeting and election process.

New Business

Review of January '11 Financials – (John B): John Biggins reviewed January 2011 financials, income statement and aging balance.

North Port Police Department(NPPD) – Reduce Illegal Parking Plan (John R) :

John Rice briefly shared the plan developed with the NPPD to curb a disturbing high volume of street parking. A notice was posted on the bulletin boards to alert residence to the probable increased presence of police cars in the community and their procedure to deal with illegal parking on our streets.

Reserve Study Update – (James/John B) : John Biggins made a motion to approve reserve study update at \$3350 from Reserve Advisors. Nadine Carey seconded and motion carried unanimously.

2290 Mulberry – stucco crack- cause & remedy – (John R): The proper procedure for this is for the OWNER to contact the StanPac warranty department if their home is under warranty. If it is not, they will be advised and this type of repair would then be the responsibility of the homeowner. John will develop a written communiqué to send to the unit owner.

Status:

(1): Homeowner’s Insurance – Declaration Compliance

James reported that approximately 38% of our homeowners have provided proof of their insurance.

(2) Tenant Profile – Declaration Compliance

James reported that approximately 48 owners have renters. Board members clearly understand the challenge to obtain a more accurate count.

Decorative Bands Deterioration Problem: John Rice is investigating the cause of this problem along with the cost of replacement.

December 2010 Audit: John Biggins made a motion to approve 2010 Audit with Thomas Manchinger. Everett seconded and motion carried unanimously

Condition of three bank owned properties: If bank does not repair or maintain their lots, the association will fine them.

Next Meeting: The next Board meeting will be held on March 14, 2011 at 6:00 P.M., Lakeside Plantation CDD Clubhouse.

Adjournment: Motion to adjourn meeting was made by John Biggins and seconded by Everett Razlaff. John Rice adjourned the meeting at 7:34 P.M.

Respectfully Submitted,

James Ro, CAM