

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.**  
**HOA Board Meeting Minutes**  
**Monday, March 14, 2011**

**Call to Order:**

John Rice called the meeting to order at 6:04 pm. Board members present: John Rice, Everett Ratzlaff, Nadine Carey, Francine Pomponi & John Biggins. James Ro from Sunvast was also present.

**Confirmation of Meeting Notice 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**

The minutes for the meeting of February 7, 2011 are deferred until the next meeting

**Audience Input – Agenda Items:** There were no members of the public attending.

**Additions to Agenda:** 7(d): Paving Project follow-up  
7(e): Mulch Project follow-up

**Old Business**

Final policy review, discussion/changes: Authorized Vehicles, Storage & Parking Policy. Other business needing priority discussion deferred this matter to a future meeting.

Homeowner's Insurance – James reported that 137 owners have provided proof of insurance.

Status:

- (1) 2290 Mulberry – Stucco Crack: John Rice drafted 2<sup>nd</sup> notice to be sent out.
- (2) Deteriorating decorative bands – Deferred until next meeting.
- (3) 1070 Jonah-paint/tile front porch – Everett Ratzlaff will research the Declarations.  
Further discussion did not approve tiling front entryway concrete slab.

Paving: The Board used higher quality asphalt for the paving project by Advanced Asphalt. Future road repairs should use the same high quality asphalt.

Mulch: Mulch chips need to be the larger size. Heavy rains will wash away very small mulch chips.

## New Business

- A.** Review of February 2011 Financials – John Biggins reported February financials. As of February 28, 2011 42 units owe \$141,760 to the Association.
- B.** Power Washing – Currently power washing is not in the Association budget. We need to alert/remind owners of their responsibility to clean siding of any mildew etc. .
- C.** Declaration: ‘No Home Occupation’: Francine Pomponi will research with the city of North Port. ‘Yard/Landscaping by owners’: No owner shall be permitted to install any additional landscaping anywhere on the property: Everett Ratzlaff and landscaping committee will research this.
- D.** Status:
1. March NEWSLETTER: Francine Pompini will work on the March newsletter. Other board members will give her input.
  2. 1274 Jonah- Roof peak vinyl fascia strip missing/replacement: Letter has been sent out to homeowner. John Biggins made a motion to have the Association make the repairs and then charge the owner. Everett seconded and motion carried unanimously.
  3. 1158 Jonah-Garage Coach light damaged: Ron Gillis will work on this.

**E.** Restate Committee & Leader Responsibilities–volunteers attend 7:00 pm

Four volunteers joined to discuss committee responsibilities and functions.  
**Volunteers: Ron Gillis, Glenna Iannotti, Dick Monti and Carol Deperna**

**Next Meeting:** Next meeting will be held on April 1, 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 8:07 P.M.

Respectfully Submitted,

James Ro, CAM