

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes

Monday, May 12, 2011

1. **Call to Order & Quorum Determination:** John Rice called the meeting to order at 6:04 pm. Board members present: John Rice, Everett Razlaff, Nadine Carey, Francine Pomponi and John Biggins. James Ro from Sunvast was also present.
2. **Proof of Notice of meeting:** James Ro confirmed that the meeting notice was posted and sent in accordance with the Florida Statutes and the Bylaws of our Association.
3. **Approval of Board meeting minutes – April 1, 2011** - Nadine Carey made a motion to approve minutes for the March 14, 2011 meeting. Francine Pomponi seconded and the motion carried unanimously.
4. **Audience Input** – (Agenda Items Only) – No Comments
5. **Additions to Agenda:** 8 (F) – Summer Social, 8 (G) – Reserve Study
6. **OLD BUSINESS:**
 - A. Policy Review: **Authorized Vehicles, Storage & Parking** – John Rice reviewed the history of this policy to include that most of the policy contents were contained in our original 9-28-2004 Declarations; that Westfield Homes eliminated most of the provisions via 9-6-2005 First Amendment. However, StanPac had adopted the same provisions and passed them forward to the Towns HOA in March, 2009. It therefore became necessary for the HOA to only incorporate those policy provisions which it deemed appropriate for the community.
 - B. **Dead Plant Replacement** – Everett Ratzlaff discussed the Foxtail Palm cut-offs and the Valley Crest survey to make dead plant replacements. There are approximately 157 dead plants. John Biggins made a motion to accept the \$ 5,400. Valley Crest proposal and Nadine Carey seconded. The motion carried unanimously.
 - C. **Declaration of Covenants Amendment:** John Rice shared a summary (dated May 12, 2011) of the Declaration Amendment provision wherein Board members have unanimously agreed that it is unrealistic to support that during the first twenty-five years a Declaration can be amended with the approval of a least 75% of each class of the voting members. James Ro has done some initial research and will continue to work with our attorney to produce ballots and a proxy.
 - D. **No Home Occupation** – Can be deferred to a future meeting.

E. **STATUS:**

1. **Deteriorating Decorative Bands** – Defer to next meeting
2. **1158 Jonah – damaged coach lantern garage light** – Defer to next meeting

7. **NEW BUSINESS:**

- A. **March/April, 2011 Financials:** John Biggins reviewed the highlights of the applicable reports.
- B. **FDIC Investment Funds Update:** John Biggins shared that the Association was at the point where it appeared most appropriate to open another account at another bank. James will investigate another source for a solid, interest-bearing transfer.
- C. **Power Washing:** Everett Ratzlaff led the discussion wherein the group supported that because the homeowner was responsible for keeping a clean exterior (and removing any mold/staining), the Board need not entertain a power-washing project or relevant expense.
- D. **2334 Felicity – repainted porch & brick edging violation** – John Rice to write a letter to owners to make corrections.
- E. **Porch Ceilings Susceptible to Leaking** – Nadine and Francine volunteered to examine every porch to determine scope of any problem.
- F. **Community Social:** Tentative date is July 23rd.
- G. **Reserve Study** – The Board decided to add window shutters to the reserve study cost projections and delete ceiling recessed lighting reserves. John Biggins will contact Reserve Advisors to initiate the changes.

8. **AUDIENCE INPUT – ANY ITEM:** No comments

9. **Next Meeting:** Next meeting will be held on June 27, 2011 at 6:00 P.M., Lakeside Plantation CDD Clubhouse.
10. **Adjournment:** Motion to adjourn meeting was made by John Biggins and seconded by Everett Razlaff. John Rice adjourned the meeting at 7:45 P.M.

Respectfully Submitted,

James Ro, CAM