

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes

Monday, June 27, 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 & John Biggins. James Ro from Sunvast was also present.

2. **Proof of Notice of Meeting:**

Francine Pomponi 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 – May 12, 2011:**

Nadine Carey made a motion to approve the minutes for the May. 12, 2011 Board meeting. Francine Pomponi seconded and the motion carried unanimously.

4. **Old Business**

A. Declaration of Covenants Amendment. John Rice introduced that a goal of the Board was to amend the amendment provision in our Declarations, per May 12 minutes. James has been working with attorney Weller who sent us a proposed proxy on May 23rd for review by the Board. That proposal incorporates the following with new language underlined and strikeouts as noted: .

Section 5. Amendment. This Declaration may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy. ~~during the first twenty-five (25) year period by an instrument signed by the Association with the approval of at least seventy-five percent (75%) of each class of the voting members, and thereafter with the approval of not less than sixty-six and one-third percent (66 1/3%) of the voting members.~~ If the Federal Housing Administration and/or the Veterans Administration insures or guarantees any mortgage loans on Lots within the Property, any such amendment shall have the prior approval and be contingent upon the approval of the Federal Housing Administration and/or Veterans Administration before being effective as to the Lots in the Property. Provided, however that no such amendment shall ~~adversely affect the rights and duties of the Declarant without its prior written consent thereto, nor shall any amendment~~ affect the drainage provisions hereunder without the prior consent of the Southwest Florida Water Management District, but no record of such approval shall be required to be recorded with the amendment. Any amendment shall be recorded in the public records of Sarasota County, Florida. Notwithstanding the above, Declarant may amend this Declaration without the consent of any other party within two years of recording if: (a) required by a governmental agency or Southwest Florida Water Management District, or (b) to correct a scrivener's error herein.

B. No Home Occupation – (Deferred from May 12) Discussion continued on this topic regarding Francine’s initial contact and inquiry at City Hall. In order to be certain that we understand the relevance of the Declaration – “No trade, business or other type of commercial activity shall be carried on upon any lot unless permitted by the City of North Port as a home occupation” to any of these potential activities being conducted within our community, another visit to City offices appears important.

C. Deteriorating decorative bands (garage facing)– Supplier Source. (Deferred from may 12) John Rice commented that he had seen a business sign which could be a supplier of this product but needs to trace it further. Francine identified that the Gingerbread Trim Company may prove to be the source we are looking for and will investigate.

D. 1158 Jonah – damaged coach lantern garage light. (Deferred from May 12) Board discussion confirmed that any repair or replacement of this item is the responsibility of the owner. Efforts will be made to identify a match that is on-the-market.

E. 2290 Mulberry re: 10’ crack in stucco on left side above front porch – James and John R reported that the owner has not responded to a letter sent by the Board to the owner to initiate repairs.

F. 2334 Felicity – owner re-painted front porch (different color) & installed brick edging each of which are ‘modification’ violations. Board send owners a letter requesting corrections. Owners have not responded to Board. Nadine advised that they know the couple and may inquire of their intentions.

G. Porch Ceiling Leaking Inspections – Francine and Nadine have looked at many properties for this problem and will continue their inspections.

H. Dead plant replacement program – The Board discussed the plan and that the Valley Crest bid was \$1650.00 and was budgeted. Valley Crest was currently repairing a pump and some of the irrigation. The plant replacement is best suited to be after the rainy season – one month out.

5. New Business

A. Review of May ’11 Financials: John Biggins discussed the report and our statistics contain no problems. James reported that they are working hard to collect accounts receivable.

B. Insurance Renewal (Equipment, Liability, D&O, Crime, Umbrella, Work Comp) – John shared that the proposed renewal policy from Advanced Insurance showed a slight premium decrease (\$ 5,209. to \$ 4,936.) The HOA will renew this policy.

6. **Audience Input:**

Process/Procedure for Tenant Lease. There was discussion about how to improve the accuracy of identifying renter's in the community.

Other:

James Ro added that SunVast will be adding the revised Authorized Vehicles, Storage and Parking policy to the web site.

7. **Next Meeting:** Next meeting will be held on August 22, 2011 at 6:00 P.M., Lakeside Plantation CDD Clubhouse.

8. **Adjournment:** Motion to adjourn meeting was made by John Biggins and seconded by Everett Razlaff. John Rice adjourned the meeting at 6:57 P.M.

Respectfully Submitted,

James Ro, CAM