

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.**  
**HOA Board Meeting Minutes**  
**Monday, August 22, 2011**

**Call to Order:**

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

**Confirmation of Posting:**

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

**Minutes**

John Rice made a motion to approve minutes for June 27, 2011. Francine Pomponi seconded and the motion carried unanimously.

**Old Business**

- A. No Home Occupation – Discussion continues regarding the Declaration of Covenants (Article III, Section 15 – Commercial Uses) provision regarding Home Occupation. Francine Pomponi has investigated the matter and advises that the City of North Port and/or the County has regulations pertaining to regulating applicable home businesses in Towns lots. The Board may investigate further to assure compliance with this Declaration.
- B. 2290 Mulberry re: 10’ crack in stucco on left side above front porch – The owner has not responded to the Board’s letter of May 11, 2011. Discussion supported another letter be sent which can include the initiation of a monetary fine against the owner for Declaration non-compliance.
- C. 2334 Felicity re: re-painted front porch & sidewalk entry brick edging violations – The owner has not responded to the Board’s letter of May 9, 2011. Discussion supported another letter be sent which can include the initiation of a monetary fine against the owner for Declaration non-compliance.
- D. Porch Ceiling Inspections – Evidence of leaking – Francine and Nadine inspected about half of the community’s porch ceilings. They reported observing 4-6 ceilings which revealed a potential leaking problem. Further discussion can be conducted at the next meeting. Residents are responsible for any repairs.

**New Business**

- A. Review of June and July ’11 Financials

John Biggins reported on the June and July financials. Sunvast is working hard to collect any/all receivables. It was noted that Valley Crest did not send us an invoice during our preceding accounting period, and that explains the lower than normal maintenance expense. John Biggins also suggested to move some funds from Superior Bank to another bank to stay within FDIC insurance limits.

- B. Architectural Control - policy provisions – (1) Garage lantern replacement specifications – (2) Black 6” sidewalk/driveway edging material

Everett Ratzlaff is working on adding the final specifications for garage lantern replacements, if necessary and sidewalk/driveway edging. For consideration:

Edging materials to edge the driveways, etc., which helps prevent mulch washing away, but still allows the big mowers and edgers to operate, needs to be at least similar to the following recommended and considered acceptable and approved edging : ECO QUICK EDGE, black, 6" total height (before installation), manufactured by Suncast. Normally comes in 20 foot sections, and can currently be found at Home Depot or Lowes. Bricks, Stones, Blocks, or other edgings that stand out visually different from other units, and/or hamper the operations of the landscapers are not acceptable, as such obvious edging is considered an Owner modification to the exterior, which is unacceptable per the Declarations and/or requires prior HOA approval.

- C. Algae/Mildew Observed On Many Buildings:

John Biggins and James Ro walked this area. Nine buildings have obvious problems of a ‘greenish’ substance mostly on the vinyl siding on the front. Jason Phillips has bid \$150./building, or \$1350. for all 9 buildings. John Biggins made a motion to pressure wash 9 building to remove the stains on the front. A motion was made to appropriate up to \$ 2,500- from available budget dollars and explain that the project is not to be deemed precedent-setting (as the responsibility for correcting this problem rests with the owner, per Declarations). John R. will develop a draft of the communiqué to announce this project. Francine seconded and the motion carried unanimously.

Also discussed was the presence of the staining on some rear window frames and some stucco surfaces. Removal in these areas is a more delicate task and per Mr. Phillips may require the work being performed by hand in order to prevent damage to the building. Further investigation of this issue is required.

- D. Mulch and Irrigation Tubing:

Francine pointed out that many of the thin brown irrigation pipes are exposed. John Rice suggested that we need committee members to review problem area and make an address list.

**Next Meeting:** The next Towns HOA Board Meeting will be held on November 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 Biggins adjourned the meeting at 7:30 P.M.

Respectfully Submitted,

James Ro, CAM