

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.**  
**HOA Board Meeting Minutes**  
**Monday, November 1, 2011**

**Call to Order:**

John Rice called the meeting to order at 6:02 pm. Board members present: John Rice, Francine Pomponi, Nadine Carey, Everett Ratzlaff via telephone & John Biggins. James Ro from Sunvast was also present.

**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**

Nadine Carey made a motion to approve minutes for Aug 22, 2011. Francine Pomponi seconded and the motion carried unanimously.

**Old Business**

- A. No Home Occupation – Per our 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.” Francine confirmed from her inquiry to the City of North Port that someone could check with the City if there is a question about a bona-fide business in a Towns unit having a permit. The Board will review the Declaration to ascertain relevance/importance.
- B. Considerations to add two items to Architectural Control policy provisions – (1) Garage lantern replacement specifications – (2) Black 6” sidewalk/driveway edging material. John mentioned that the current policy already specified the black edging material.
- C. Porch Ceiling Leaks – A cursory walk-around inspection revealed that 2-4 porch ceilings showed a potential for some leaking. The Board has the addresses and determined that we do not have the problem in several buildings.
  - D. Porch
- D. Power-washing certain buildings project – Moss/Algae – Project Summary  
Pressure wash was completed for 9 building at \$150 each, total \$1,350.00 by Sparkle Clean Pressure Clean. Discussion included that the rear of buildings and the sides were not included in the project assignment and that some still saw the substance on our buildings. It was agreed that we still needed a walk-around to determine if there was still some vinyl showing the greenish substance and, if so,

weather or not we needed to have the vendor do additional cleaning.

### **New Business**

A. Review and Approval of 2012 Annual Budget :

John Rice called to the attention of the Board that \$ 8000. had been budgeted for General Maintenance both in 2010 and 2011 and that for 9 months, 2011 only \$ 852. has been spent. The observation questions 2012 budgeting for another \$ 8,000. Some in attendance voiced to be on the side of 'caution' for a 'surprise' expense. Francine made a motion to accept the proposed 2012 budget and Nadine seconded. The motion carried unanimously. Sunvast will order payment coupons and mail them out by the end of November.

B. Review of September '11 Financials:

John Biggins shared the Nine months to date income and expenses figures. Overall, the Association is in excellent shape financially. Sunvast is working hard to collect receivables. We await the CPA's invoice for our annual audit.

C. Bulletin boards need repairs: John will investigate the possibilities for

purchasing framed corkboards to insert into the cabinets. Currently the thin cork sheets are not holding up due to moisture.

E. D. Towns Website: John shared that our website contains many errors and asked each

Board member to review the website carefully and advise John of the errors/problems observed (12 eyes are better than 2!)

E. Towns Roads Update: John shared that responsibility for our roads is still an unsettled issue between the CDD and StanPac.

**Next Meeting:** Next meeting will be held on December 12, 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 7:02 P.M.

Respectfully Submitted,

James Ro, CAM