

THE TOWNS AT LAKESIDE ASSOCIATION, INC.
HOA Board Meeting Minutes
Monday, December 12, 2011

Call to Order:

John Rice called the meeting to order at 6:00 pm. Board members present: John Rice, Francine Pomponi, Nadine Carey, John Biggins & Everett Ratzlaff via telephone. 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

John Biggins made a motion to approve minutes for November 1, 2011. Francine Pomponi seconded and the motion carried unanimously.

Additions to the Agenda:

Old Business – add: (D) – Finalize Architectural Exterior Color Schemes & Other Criteria on the basis of the recommendations of Mr. Ratzlaff in August. John R. will prepare and share with the Board.

New Business – add: (D) – Fining Homeowners, (E) – No Parking on Lawns (common areas) – Board members to Issue Notices on Vehicles when observed, (F) – Landscaping: There are obvious driveway strips where mulch and bushes have been obliterated by vehicle tires.

Old Business

A. A resident's request for the Association to reimburse her expenses to power wash portions of her townhome (due to greenish algae) prior to the vendor project in October was denied following Board member input. The algae observed on several buildings (siding facing North) was removed by Sparkle Clean - Pressure Clean. Only some minor traces were observed on a few buildings following a Board Member community walk-thru. There is no need for the vendor return to the community.

B. Bulletin Board Repair Options - John Rice brought an adhesive foam board to show the Board – recommending to try and insert these into a couple of our bulletin boards to get rid of the deteriorating cork sheets.

C. Web Site Update: Board members were to carefully review our web site and offer suggestions to correct/update any area that needed change. John R provided a listing of several items.

D. Considerations to add two items to Architectural Control policy provisions material. John Rice will revise this and send the update to the Board for adoption.

New Business

Annual Meeting and Election of Officers: The meeting will be held on March 6, 2012 at 7:00 p.m. The notice to members will be sent out about 60 days in advance of the meeting. No nomination will be called from the floor if a sufficient number of nominations are received by February 2, 2012. The Nomination Committee will be selected at the next board meeting.

Landscape Maintenance: If owner/renter damages the bushes/plants (i.e., driveway strip) they will be responsible for the repair. It will be necessary to canvass the community to determine any that are applicable for notification to the owner.

Screen Door Alternative: The resident claims that the *retractable screen door* screen FREQUENTLY comes loose at the top and/or bottom if/when the breeze is fairly strong; that critters can easily enter the home and it is difficult to have to reinstall the screening into the track. Also, that both the ODL model and Canadian model are not high quality/durable. The Board will discuss at the next meeting for alternate option after observing many of the retractable screen doors currently installed. Also, when doing the 'tour-of-homes' we will try to speak with owners/renters about the quality of their screen doors.

Fining Homeowners: Per Florida Statute: a fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

Parking on the lawn: John R recommended that it is the business of our Board to enforce the Association's Declaration and rules. The Board should issue violation notices to vehicles observed parking on the lawn. This will be included in the December NEWSLETTER with enforcement in 2012.

Board Member/Committee Reports

A. Arc Control: Two applications for gutters and one application for a retractable screen door were processed recently. Three bush replacements were approved. (per Everett Ratzlaff)

B. Tenant Lease: No recent Tenant/Lease applications have been received/processed. (per Francine Pomponi)

C. Neighborhood Watch: When Board Members observe violations – such as trash cans not returned to the garages on time, a designated Board member will send an email to Sun Vast to issue violation letters.

D. Financial: John Biggins reported the November and year-to-date financials. Our Association remains clearly in the black and in excellent shape. Superior Bank was changed to Cadence Bank.

Next Meeting: Next meeting will be held on January 24, 2012 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 7:40 P.M.

Respectfully Submitted,

James Ro, CAM