

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes

Monday, February 13, 2012

Call to Order:

John Rice called the meeting to order at 6:20 pm. Board members present: John Rice, John Biggins, Francine Pomponi and Everett Ratzlaff via telephone. James Ro from Sunvast was also present.

Confirmation of Posting:

John Rice 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 the minutes for January 24, 2012. Francine seconded and the motion carried unanimously.

Addition to Agenda

New Business:

- Nomination Committee
- Tenants recruited on web sites
- Storing vehicles

Francine made a motion to approve revised agenda, John Biggins seconded and the motion carried unanimously.

Old Business

- A. Consideration of a screen door alternative: John Rice was asked to check 2288 M for which type of door was installed – John investigated and advised the Board that there was no violation. Due to our door openings being 35”, over-the-counter screen doors usually will not work. Home Depot can do ‘special orders’ from several manufacturers. The group consensus was to not pursue this matter further and stick with the present retractable screen door models, per architectural policy.
- B. Door Paint Damage – Result of algae removal project – Sparkle Clean
 - Pressure Wash representative is not responding to Sunvast. Debate ensued whether or not to hire a contractor to paint these damaged doors (up to the edge – to avoid the need to have them opened) and bill the vendor for said costs. Consensus was to wait until the building painting program was conducted (where that vendor was to paint entry doors).
- C. Paint Buildings – Need & Action Plan: James Ro will initiate the bids process to vendors to paint our buildings – will use Scott paint specifications.
- D. Change Declaration wording: In order to change any Declarations in less than eighteen (18) years the Association would need the approval of 177 members. Discussion then

focused upon the 'degree of importance/urgency' that any declaration presented to the operations of the Association being totally unreasonable and/or unmanageable. Board members were asked to carefully review the Declarations and share their opinion of any wording that 'must be' changed/deleted' with rationale to John Rice within one week.

New Business

- A. Nomination Committee: Will chose Nomination Committee at the annual meeting.
- B. Rentals in violation of Declaration: John Rice shared some addresses that are apparently in violation by having more rentals in a year than allowed. The association will send out communications to the owners and fines may result.
- C. Storing Vehicles: John Rice shared the HOA rule which refers to vehicle storing. Consensus was that a 'covered' truck on a visitor parking pad was a violation. John will endeavor to have the owner be identified and the vehicle removed.

Board Member/Committee Reports

- A. Architectural Control Committee, Maintenance & Landscaping – Everett
None
- B. Tenant Lease & Social – Francine
Francine would welcome any volunteers for her committees.
- C. Neighborhood Watch Issues– Nadine – not present
- D. Financial/Investments – John B.
John Biggins reviewed January 2012 financials. Currently, the Association shows a very positive financial position.
- E. Policy Development – Communications - John R: John shared his deep concerns about owners who appear to be deliberately avoiding applications to lease their property; storing vehicles and vehicles parking on lawns. John provided sheets of Parking on Lawns Violation Notices to Board members in attendance.
- F. Sun Vast Management – James: The mulch application was under budget at \$ 10,995.; Sunvast has sent out the 'first notice' for the Annual membership Meeting in March; Sunvast has 187 (of 210) proof of insurance certificates and, is currently working on the 2011 audit.

Next Meeting: The next meeting will be the Annual Membership Meeting and will be held on March 6, 2012 at 7:00 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 7:15 P.M.

Respectfully Submitted, James Ro, CAM