

THE TOWNS AT LAKESIDE ASSOCIATION, INC.
HOA Board Meeting Minutes
Monday, April 9, 2012

Call to Order:

John Rice called the meeting to order at 6:02 pm. Board members present: John Rice, John Biggins, Francine Pomponi, Ron Perry and Dick Monti. James Ro from Sunvast was also present.

Confirmation of Posting:

John Rice confirmed that the meeting notice was posted in accordance with the Florida Statutes and the Bylaws of our Association.

Minutes

Ron Perry made a motion to approve the minutes for February 13, 2012. Dick Monti seconded and the motion carried unanimously.

Additions to Agenda

New Business: (John Rice) Golf Carts Stored/Driven in Community

Old Business

Paint Buildings: Board members have received a copy of the 'Painting Specifications' for the Towns at Lakeside by Richard Moyer – Scott Paint Company. James Ro also shared a copy of a February 17, 2012 bid/estimate from Pro Painting for our 31 buildings. James was asked to try to obtain a bid from Sherwin Williams Co. Project focus is for October, November and December. Due to an increasing number of problems with the paint on our entryway/porch cement slabs, considerations to include painting these floors (? lanai's?) with proper paint specs could be accomplished in this project.

New Business

- A. Recent Issues of Neighborhood Watch & Committee Member liability – following discussion, it was decided to rename this committee to 'Neighborhood Inspection Committee.'
- B. Processes While Board Members are Off- Site – John R stressed the importance of continued good communication between all board members (using email and telephone) while four of five Board members are up north for several months. Francine will try to get some help, if/when needed, from friends/neighbors.
- C. Canvass Program/Schedule: John R proposed a draft (see below) for a 'script' for volunteers to use when going door-to-door. One minor change was made.

Hello, I'm _____ a Towns resident helping our HOA Board with gathering resident opinions and asking just a few questions. Can you spare a minute or two? (If 'no', can I come back at a better time?)

Are you the owners _____? (If not, are you leasing – if yes, can we have your name(s) and your lease term dates?)

Can you think of any programs, projects or problems in our community that you would like to see the Board work on in the near future? (jot down topic(s))

How many vehicles in the household? Do you ~~always~~ usually park a vehicle in the garage? (If no, where do you routinely park your vehicle(s)?)

- D. Golf Carts in the Community: John R Shared that he has observed golf carts stored in Towns garages and golf carts being operated on our streets. Our HOA policy (Authorized Vehicles, Storage & Parking Policies) states: “No non-licensed and/or off-road vehicle such as ATV (all terrain vehicles) three-wheeled or four-wheeled ATV, go-cart, golf cart or the like, may be operated within the property or permitted to be parked or stored on any lot.” Background: John shared that local authorities brought attention to the CDD using their maintenance golf cart throughout Lakeside when the cart did not meet safety standards. The CDD then secured permission to use the golf cart and posted ‘signs’ coming into the community about golf carts on roadways. In addition, and in concert with the above, CDD staff, when approached by golf cart ‘permissible’ inquiries – has told folks that golf carts are permitted. John has shared the complication....with the CDD office. John will survey the other Lakeside Associations as to permitting golf carts.
- E. Declaration interpretation of ‘No more than one (1) lease shall be approved within a twelve- month period.’ John R. shared that there were four interpretations for this provision. Following discussion, it was agreed that the HOA stipulate on the Lease application that the **approval takes effect** on the effective/beginning date of the lease....(versus the actual date that the HOA Board approval is signed). Focus...since the ‘date of approval’ by the HOA could easily misdirect or be in conflict with the effective date of the lease, we must count the up to 12 month ‘duration’ consistently for all.

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping – Dick Monti
Dick has met with Valleycrest regarding irrigation problems (many zones not working properly). Valleycrest has provided a ‘plants replacement’ proposal. Discussion re: pro’s and con’s discussed. Decisions to do a lot of replacements will be deferred until October. Individual requests will be considered by Mr. Monti. Dick reported that about 7~8 homeowners have applied for gutters in March.
- B. Tenant Lease & Social – Francine
Francine advised that leases for 1057, 1096 & 1258 were recently approved.
- C. Neighborhood Inspection Issues– Ron Perry

Ron provided a summary of the types of problems/violations observed by his committee volunteers. (window shades, missing/damaged parts on buildings, paint problems, etc)

D. Financial/Investments – John Biggins

John reviewed the March, 2012 financials. All indicators are positive.

E. Policy Development – Communications - John Rice

None

F. Sun Vast Management – James Ro

James reported that they had sent out 28 violation notices for ‘garbage cans not in garage’ with final notices being sent to four residents. SunVast has also sent communication to several owners reminding them to forward proof of property insurance certificates.

Adjournment: A motion to adjourn meeting was made by John Biggins and seconded by Ron Perry. John Rice adjourned the meeting at 7:15 P.M.

Respectfully Submitted,

James Ro, CAM