

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes

Monday, September 17, 2012, 4:00pm

Clubhouse, Lakeside Plantation

Call to Order:

John Rice called the meeting to order at 4:04 pm. Board members present: John Rice, John Biggins, 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

Dick Monti made a motion to approve the minutes for August 13, 2012. John Biggins seconded and motion carried unanimously.

Old Business

A. Painting Bids Conditions:

Painting will be done at 4 sections. 5 building at first and 3 x 10 buildings next. Board has right to terminate the contract. Painting fee will be paid after board satisfactory. Scott paint will issue warranty. Ron Perry made a motion to award contract to WM Munyan and John Biggins seconded. Motion carried unanimously.

NEW BUSINESS

Proof of Insurance: We need to get updated proof of insurance. Sunvast will send out letter to all homeowners.

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping – 2324 Gutter bids approved and 1261 Jonah Dr, retractable screen door approved.
- B. Tenant Lease & Social – Francine is absent for personal reason
 - Approved 2 leases
- C. Neighborhood Inspection Issues– Ron Perry
 - None
- D. Financial/Investments – John B.

John Biggins reviewed August 2012 financials. Currently we are very strong with financials.

E. Policy Development – Communications - John R

- None

F. Sun Vast Management –

- 24 violation letters sent out
- Working on 2013 budget

Adjournment: Next board meeting is October 25, 4pm, conference call. Motion to adjourn meeting was made by Dick and seconded by Ron Perry. John Rice adjourned the meeting at 5:03 P.M.

Respectfully Submitted,

James Ro, CAM