

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes

Tuesday, November 27, 2012, 6:30pm

Clubhouse, Lakeside Plantation

Call to Order:

John Rice called the meeting to order at 6:35 pm. Board members present: John Rice, John Biggins, Francine Pomponi 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 Sept 17 and Oct 25, 2012. John Biggins seconded and the motion carried unanimously.

Addition to Agenda

None

OLD BUSINESS

A. Painting Buildings Project – Action Plans

John Rice met with Bill Munyan and shared his confidence with Bill's professionalism. A group toured a few buildings. They decided that because the entry doors swing 'in', many will not be able to be opened if residents are not home when the doors are to be being painted. The crew will tape the weather stripping as best as possible when painting. Flyers will be placed in the entry doors of all units explaining the process and recommended precautions.

NEW BUSINESS

A. 2013 HOA Budget - John Biggins made a motion to approve the proposed 2013 HOA budget. Francine seconded and motion carried unanimously

B. Remove Driveway Divider Bushes – Deferred until next meeting. Need to get more opinion from the homeowners.

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping –Arch approvals were provided to 1229 Jonah & 2330 Felicity.
- B. Tenant Lease & Social – Francine approved 2 rental leases (1 new & 1 renewal)
- C. Neighborhood Inspection Committee – Ron Perry was absent – report next meeting.
- D. Financial/Investments – John Biggins summarized the HOA’s financial condition based upon the YTD September and October financial reports. John reported that the HOA has an excellent cash position; \$ 267,108 in total equity and 900 + thousand in total assets. John provided several numerical Balance Sheet, Revenue & Expense and Unexpended Budget totals.
- E. General Operations: - No report
- F. Sun Vast Management – James Ro indicated that his office sent out 40-50 notices to owners reminding them that the HOA does not have a current Proof of Insurance certificate on file.

Next Meeting: Tuesday, January 22, 2013 – 6:30 Lakeside Plantation Clubhouse

Adjournment: John Rice adjourned the meeting at 6:30 P.M.

Respectfully Submitted,

James Ro, CAM