

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.**

**HOA Board Meeting Minutes**  
**Monday, February 11, 2013, 6:30pm**  
**Clubhouse, Lakeside Plantation**

**Call to Order:**

John Rice called the meeting to order at 6:30 pm. Board members present: John Rice, John Biggins, Ron Perry, Francine Pomponi and Dick Monti. James Ro from Sunvast was also present.

**Confirmation of Posting:**

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

**Minutes**

Francine made a motion to approve the minutes for the January 22, 2013 HOA Board meeting. Dick Monti seconded and the motion carried unanimously.

**Additions to Agenda**

New Business: See (e) bulletin board maintenance, (f) HOA Resolution

**OLD BUSINESS**

**A. Painting Building – Action Plans**

First two phases, 15 buildings, have been completed and we have paid \$64,500.00 to WM Munyan. So far, the work has been performed very satisfactorily.

Deck repair ( 46 units), all loose and delaminating deck coating will be removed to solid surface; apply one coat base and finish with one coat of texture to match existing as close as possible. Cracks will be filled and new texture will be primed before finish coat applied. Labor and materials \$ 6,520.00. Dick made a motion to approve the costs to repair/repaint all entry decks. Francine seconded and the motion carried unanimously.

Decorative Bands: Ron Perry volunteered to inspect the form decorative bands and provide a report at the next board meeting as to repair v. replace possibilities. This could be at owner's expense.

**NEW BUSINESS**

**A. Board Canvass Survey Preliminary Report:** Most board having difficulty of talking to snowbirds but still gathering information. Participating rate was less than 50%.

B. Remove Driveway Divider Bushes – Considering replacing with paver. Checking the cost. Board will send out survey to get opinion from the owners. Deferred until next meeting.

C. Mulch – Dick volunteered to inspect the community how much mulch do we need.

D. Annual Meeting: March 4<sup>th</sup> is annual meeting. We need a quorum to have an annual meeting. Please send us proxy if you cannot attend the meeting. First annual meeting notice has been sent out.

E. Bulletin Board Maintenance: John Rice suggested that the bulletin boards needed to be cleaned, perhaps repainted and a new backing applied. There are also gaps which may be able to be sealed to keep out critters. Bill Horr on Mulberry volunteered to look at them and he may offer and propose maintenance solutions.

F. HOA Architectural Control - Resolution re: construction or re-construction of improvements on Standard Pacific unsold lots.

John Rice read the following proposed resolution:

“Pursuant to Article VI of the Declaration, in order to ensure the construction or re-construction of improvements that comply with the uniform community standards, any owner wishing to construct or reconstruct improvements on their property shall first obtain the written approval of the ACC before construction begins. All improvements must be of identical or reasonably similar to the existing improvements in the community in regard to design, architectural features, landscaping, elevation, building and roofing materials, size (square footage and height), driveways and walkways, windows, lighting, location/setbacks for improvements, exterior appearance, and other standards as determined by the Board and/or the ACC. The Board and/or the ACC shall have the authority to adopt additional standards consistent with maintaining the uniform appearance of the improvements in the community. There shall be no deviations from the existing standards without approval of the Board of Directors. All plans and specifications shall be provided in advance to the Board and/or the ACC for review and approval prior to construction.”

Ron Perry make a motion to approve the above resolution. Dick Monti seconded and the motion carried unanimously.

### **Board Member/Committee Reports**

A. Architectural Control Committee & Maintenance & Landscaping –  
Dick commented briefly on his investigation of a bad palm tree; that FPL had refilled holes they had mistakenly left unattended on some lots and that he had handled a couple of requests for gutters.

- B. Tenant Lease & Social – Francine – Most members agreed that the likelihood of having a good turn-out at a TOWNS social were slim. John Rice commented that he has seen the crowds at socials held by neighboring communities, i.e., the Villas and that perhaps we would not know this for sure unless we have tried.
- C. Neighborhood Inspection Issues
- Ron Perry’s committee had performed its annual walk-around the community, noting any problems and/or items in violation of our Declarations/HOA Rules. Ron expects to have the reports soon.
- D. Financials:  
John Biggins provided an overview of the January financials. There were no surprises or negative indicators.
- E. General Operations: John Rice - No report
- F. Sun Vast Management –
- Sent 5 violation letters in February for garbage can violations.
  - Attorney sent out letters to collect rental payments from 3 owners who rent but are behind in their HOA dues.
  - Sent first notice for annual meeting
  - So far we paid \$64,500.00 for painting project

**Adjournment: Next board meeting is March 4, 7:00pm.** Motion to adjourn the meeting was made by Dick and seconded by John Biggins. John Rice adjourned the meeting at 7:27 P.M.

Respectfully Submitted,

James Ro, CAM