

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes
Tuesday, March 19, 2013, 6:30pm
Clubhouse, Lakeside Plantation

Call to Order:

Ron Perry 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:

Ron Perry 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 revised minutes for February 11, 2013. Francine Pomponi seconded and motion carried unanimously.

Dick Monti made a motion to approve the revised minutes for March 4 2013. Francine Pomponi seconded and motion carried unanimously.

Addition to Agenda

None

President's Introduction – Ron Perry

The 2013-14 Board, has appointed the following:

President:	Ron Perry
Vice Presidents:	John Rice Dick Monti
Treasurer:	John Biggins
Secretary:	Francine Pomponi

Not everyone may know, but back in the infancy of the HOA, back before it was turned over to the homeowners, John Rice was a single, solitary voice representing all of us, looking out for the best interest of not only the homeowners of that time but all homeowners to come from that time forward. He was still there when the developer turned ownership over to us owners in 2010 and guided us thru the growing pains of a new HOA. He did this with the utmost professional assurance, setting in place the foundation of how this HOA Board functions, listening to owners concerns and guiding the Board members that have been elected along with him.

And now, after three years of unselfish service as President, he has most deservably chosen to hand the reigns over. I dare say this community would not be the beautiful place we all proudly call home if it had not been for the dedication of John and we all owe him a debt of gratitude. I know you will all join with me in thanking and applauding our President Emeritus, John Rice.

As new president, to the owners I will say, I pledge to always maintain an open ear to the concerns of you, the homeowners who have an emotional and monetary investment in this community . I may not always agree with your point of view, but I will always welcome your input and bring your concerns to the attention of the Board. John had begun a practice of setting time aside at every Board meeting to listen to homeowners. I will continue to do this as I regard it to be very important. You may see that this time allotment is now the last item on the agenda. Additionally, we will be open to questions/comments on the topic of discussion during a meeting. However, a certain amount of decorum must be maintained in order for any meeting to run efficiently. I would ask that you be recognized before speaking and realize that there may times when that may not happen until the Board has finished discussion.

To the Board members, if you haven't recognized it yet, my leadership style will be one of collaboration and delegation. We are a board of five diverse people and that is our strength but only if we each bring our input to the discussion table. Your opinions are an integral ingredient and I will request and expect your input on any issues before the board. This includes both live Board meetings and e-mails. No one can deny that electronic correspondence is a fact of life. I realize that not everyone has their laptop attached to the hip like John Rice and I, but I would hope that you would check for correspondence at least every few days and respond accordingly. I think that everyone on the Board should be well informed of any and all issues that we are dealing with. Additionally, I would expect that you also keep me informed of any pertinent information concerning the HOA or homeowners themselves.

I am a stickler for details and documentation. To those ends, I will request the recording secretary to immediately implement what I call an "Action Item List". At my direction, all future tasks that are assigned to any board member or the account manager will be added to this list. Future Board meetings will include a time to review these action items and ascertain if they have been completed before dropping them off the list.

John Rice, I know that I can count on you in the coming year to be someone I can lean on for guidance on both old and new issues. Thank you and let's get to the balance of the agenda.

OLD BUSINESS

A. Painting Project –

The first 25 buildings have been completed and \$106,872.00 has been paid to WM Munyan. One more building has to be finished and so far work has been satisfactory. Deck repairs, deck and window crown molding painting still need to be completed.

An additional quotation to repair foam decorative molding (30 units) has been received in the amount of \$3150.00. The Board was in agreement that this quotation was excessive and the details of the work need to be discussed with the contractor.

John Biggins made a motion to obtain a quote to paint the bulletin board exteriors. John Rice will have authorization to approve the quote. Francine seconded and motion carried.

Action Items:

- 1) Meet with Bill Munyan and discuss scope of work and price for molding repairs - John Rice
- 2) Obtain quotation to paint exterior of bulletin boards – John Rice
- 3) Contact resident Bill Horr about volunteering to seal bulletin board doors and replace cork with foam board – John Rice

B. Survey Result:

Number of Owners excluding StanPac = 210,
Number of confirmed vacant = 11 units
Number of identified rental = 56 units,
Number of residents contacted= 100
Number responding “Yes” to driveway width issue = 79
Bark/Mulch Issues = 13
Other landscaping issue = 7
Visitor parking = 6

Action Items:

Develop and execute plan to contact owners of undocumented rentals found by survey – Francine & James

C. Driveway width issue:

Based on the results of the survey, the Board consider this to be a mandate to investigate options for the center median between driveways. The goal is to increase unencumbered ground space for opening and stepping out of car doors. The Board brainstormed options and arrived at the following possibilities:

- 1) Stamped Colored Concrete
- 2) Decorative Colored Pavers
- 3) Crushed/compacted Shells

All options would include increased pruning of vegetation on the opposite side of driveways.

The requirements for quotations would include:

- 1) Removal of bushes and either replanting elsewhere or selling back to ValleyCrest if feasible.
- 2) Remove mulch and reuse elsewhere
- 3) Disconnect soaker lines and cap

Action Item:

Obtain a minimum of one estimate for each possibility for comparison and future HOA owners presentation – Dick Monti and Landscaping Committee

D. Social Committee: Proposal to schedule a social event to gauge homeowner interest. Response will determine future of this committee.

Francine made a motion to organize a social event in April. Dick seconded and motion carried. Jane Princiario at 1193 Jonah volunteered to help.

Action Item:

Schedule social event for April - John R and Francine

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping - Dick
Authorized purchase and installation of 200 bags of mulch in areas determined by committee.

Action Items:

- Identify issues with vendor performance and provide to James – Dick & Ron
Schedule meeting with vendor upon receiving issues list – James
Order mulch and coordinate installation with Dick - James
- B. Tenant Lease & Social – Francine approved 1 rental
- C. Neighborhood Inspection Discussion on outstanding issues tabled until next meeting
- D. Financial/Investments – John B.
- A review of February financials indicate that there are no issues.
- It was noted that the painting project is being funded from operating funds rather than the Capital Fund. A future scheduled audit may require these funds to be moved.
- \$200,000 in funds are being transferred to another account to meet FDIC insurability (\$250,000 max).
- Planning to move 5 year CD.
- E. General Operating
Discussion on “For Sale” and “For Lease” signs tabled until next meeting
- F. Sun Vast Management –
- Violation letters were issued as a result of the Neighborhood Inspection Committee findings
- Currently collecting rental payments directly from tenants for three homeowners who are in arrears on HOA fees and discussing with attorney about collecting rental payments from additional delinquent owners.
- Working with John B to move fund to meet FDIC requirement

Adjournment: Next board meeting is April 16, 6:30pm. Motion to adjourn meeting was made by John Biggins and seconded by John Rice. Ron Perry adjourned the meeting at 6:30 P.M.

Respectfully Submitted,
James Ro, CAM