

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

**HOA Board Meeting Minutes**  
**Tuesday, April 16, 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**

Francine Pomponi made a motion to approve the revised minutes for March 19, 2013. Dick Monti seconded and motion carried unanimously.

**Addition to Agenda**

- Current ARC Guidelines about gutters.

**OLD BUSINESS**

A. Review Action Item List:

A. Painting Building – Action Plans

Waiting for quotation for Form Band replacement. Painting has not been completed yet.

B. Bulletin Boards: Contact resident Bill Horr about volunteering to seal bulletin board doors and replace cork with foam board.

C. Rental application letters: 15 rental inquiry letters have been sent out.

D. Driveway project: Getting quotes from vendors

E. Social Event: Thanks to John and Francine, 31 homeowners came.

F. Assess Landscaping Vendor performance: Completed

G: Met with ValleyCrest: Ron Perry and Dick Monti Met with Ron Simmers to review work performance

H. Mulch: April 23 is target date for Mulch

I. Website update: Website has been updated. If anyone notice any updates to be made, please contact Ron Perry or James Ro.

J. Painting Project Status: Entry Deck inspection will be done on Thursday.

## **NEW BUSINESS**

Gutters on second story: Two owners have recently installed gutters on their second story roofs both on the front and rear, The front gutter extends along the horizontal roof line between units up to the sloped roof line and the rear are an approximately 10 ft section over the double windows. Dick has stated to me that he has approved an ACC request for second story gutters in the past. John Rice will provide more information about gutters  
Deferred until next meeting.

## **Board Member/Committee Reports**

A. Architectural Control Committee & Maintenance & Landscaping –

- Met with ValleyCrest and good meeting with them.
- Irrigation has been all repaired.
- Mulch project will start on April 23.
- Landscape work order procedures. Resident has to send work orders for plant replacement.
- Yearly landscape schedule is on website.

B. Tenant Lease & Social – Approved 1 Rental application

C. Neighborhood Inspection Issues

-Board needs to review schedule for correction of violation and give inputs to President  
-Dick Monti made a motion to send out violation letter to 1208 Jonah, Nail thru Aluminum Fascia, 2<sup>nd</sup> letter for electrical conduit. Seconded by Francine. Motion carried.

D. Financial/Investments – John B.

-March financials have been reviewed. The association is financially sound. -Painting expense is being paid from operating  
-Moved \$203,714.73 to other bank to meet FDIC requirement (\$250,000 max). -Planning to move 5 year CD at Sabal Palm Bank. Interest rate is 1.242% annual percentage yield.  
-The board approved that Ron Perry and Sungmin(James) Ro to be a signer of the CD as most board will leave. Sunvast will get new signature card at the end of year when all board members return.

E. General Operating

For sale/rent signs have been noted in the community. Action item generated to ascertain specific Declarations rules.

F. Sun Vast Management –

- 15 rental violation letters has been sent out
- 10 Garbage/Recycle bins
- 2 Other violation.
- 5 responded for violation letters sent on March 13
- Expect to receive 2 rental payment from Iezzy's units. Lawyer sent out letters.
- Received 3 rental payments from 3 delinquent owners
- Open CD to move \$203,714.73

**Adjournment:** Next board meeting is **June 18, 6:30pm.** Motion to adjourn meeting was made by Francine and seconded by John Rice. Ron Perry adjourned the meeting at 8:15 P.M.

Respectfully Submitted,

James Ro, CAM