

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes
Tuesday, June 18, 2013, 6:30pm
Clubhouse, Lakeside Plantation

Call to Order:

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

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 April 16, 2013. Dick Monti seconded and motion carried unanimously.

Addition to Agenda

- Rental application review
- Driveway review

Old Business

A. Review Action Item List:

1. Meet with Bill Munyan and discuss scope of work and price for molding repairs – Bill Munyan cannot lower pricing. Leave it for action item for October
2. Obtain a minimum of one estimate for each possibility for comparison and future HOA owners presentation – Dick Monti and Landscaping Committee. Leave it for action item until September

B. Proposal to amend gutters section of “Architectural Schemes & Other Criteria.”

Ron proposed following amendment;

First Story Roof Front: Inside units (those that share a entryway) shall both install one continuous gutter. (e.g., the entire U-shaped entry must be guttered). Gutters may optionally also be installed over the garage. Individual unit gutters will be approved for END UNITS ONLY. A downspout on each unit shall empty onto the driveway.

First Story Roof Rear: Gutters shall be installed over the entire unit lanai roof

line, up to the adjoining unit boundaries. A single downspout shall empty to the ground level.

Second Story Front: Inside units shall both install one continuous gutter on the entire horizontal roof line between units. A single downspout, located on either unit, shall empty to the first floor roof. Gutters are not allowed on any other second story horizontal roof lines. End units shall install gutters on one or both entire front horizontal roof lines. Gutters are not allowed on building end horizontal roof lines.

Second Story Rear: Gutters shall be installed on the entire horizontal roof line between units. A single downspout shall empty onto the units lanai roof.

Existing installations of second story gutters, whether approved or not would be grandfathered.

Ron made a motion to approve this proposal. None seconded. Deferred until next meeting.

3. Schedule for correction of violation : In July newsletter, we will ask for volunteers for Violation Notice Appeal Committee. Action item to review fining process.

New Business

New Board Member: Francine made a motion to appoint Greg Willis to fulfill balance of John Biggin's board and treasurer position. Passes unanimously.

Signage Rules: James will discuss with Standard Pacific (declarant) about allowing sales & rent signs as allowed by the First Amendment.

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping –
 - Palm tree needs to be removed at 1220 Jonah.
 - Violation letter to Felicity for removal of existing landscaping and owner planted landscaping in violation of Article IV, Section 21

- B. Tenant Lease & Social –
 - 2332 Felicity: The board voted not to approve a second lease in a 12 month period.

- C. Neighborhood Inspection Issues
 - 22 outstanding violations that will need to be addressed upon approval of the violation and fine procedure policy and creation of the Compliance Committee.

D. Financial/Investments – Francine P.

- May financials have been reviewed. Saving account balances are approximately one million dollars. Painting expense was paid from operating funds
- 2012 Audit has been completed, no issues

E. General Operating

- None

F. Sun Vast Management –

- Send out draft fining procedure

Adjournment: Next board meeting is August 26, 6:30pm. Motion to adjourn meeting was made by Francine and seconded by John Rice. Ron Perry adjourned the meeting at 8:40 P.M.

Respectfully Submitted,

James Ro, CAM