

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes
Monday, February 24, 2014, 6:30pm
Clubhouse, Lakeside Plantation

Call to Order:

- Ron Perry called the meeting to order at 6:32 pm. Board members present: Greg Wills, Ron Perry, John Rice 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:

- Greg made a motion to approve the revised minutes for January 13, 2014. Dick seconded and motion carried unanimously.

Addition to Agenda by the Board:

- None

Homeowner's input for Non-Agenda items (up to three min):

- Owner's concerns about on street parking and sidewalk mold

Old Business:

A. Review Action Item List:

1. Pursue bldg molding repairs (Winter 2013) – John Rice volunteered to contact vendor.
2. Provide additional street lighting areas – (Joe Burnam) Deferred until next meeting
3. Inspect completed tree trimming contract work – (Dick) Performed in January and inspected by. Contract was completed satisfactorily.
4. Update the Insurance/Rental database – (James) (in process)
5. Determine mulch replenishment requirements and notify James – (Dick) Completed
6. Pursue replacement of info boards – (Greg & Ron) Deferred until next meeting
7. Contact CDD for sidewalk repair work start date – (Ron) Started on Jonah.
8. Obtain three quotations for public sidewalk & gutter power washing – (James) Include quote for discounted owners driveways and sidewalks. Board voted 4-0 to approve Gorilla Kleen contract with right to expand scope.
9. Obtain three reserve study contract quotations – (James) Waiting quotes from GAB Robins, Reserve Advisors and Reserve Specialists.
10. Obtain three roofing contractor quotations to inspect a representative sample of the oldest roofs and estimate the remaining useful life – (James) All stated that shingles have remaining useful life of 12-15 years. Board opted to wait for results of reserve study. Will insist on comprehensive inspection of roofs as part of study.
11. Contact Rick Weller (HOA Attorney) for review of Declaration/Rules, Article IV, Section 33 Leases conflicts/concerns with Lease Disclosure &

Acknowledgment Form (Ron) – John reviewed Lease disclosure & Acknowledgement issues.

New Business:

- Increase scope of power washing contract to include select building surfaces: Buildings facing north have mold/mildew on vinyl and aluminum: Ron will discuss with Richard Weller about the HOA paying for power washing of buildings and if OK, add to Gorilla Kleen contract..

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping –
 - 2 gutters and 1 screen doors have been approved.
- B. Tenant Lease & Social – John Rice approved 2 new leases.
- C. Neighborhood Inspection Issues
 - Committee survey is complete and violation letters have been mailed
- D. Financial/Investments – Greg Wills
 - January financials has been reviewed and on track.
- E. General Operating
 - None
- F. Sun Vast Management –
 - Second annual meeting notice has been sent out

Adjournment: Next board meeting is immediately after annual meeting March 10. Motion to adjourn meeting was made by John and seconded by Greg Wills. Ron Perry adjourned the meeting at 8:30 P.M.

Respectfully Submitted,

James Ro, CAM