

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes
Monday, April 8, 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 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 made a motion to approve the revised minutes for March 18, 2014. Greg seconded and motion carried unanimously.

Addition to Agenda by the Board

- None

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

OLD BUSINESS

A. Review Action Item List:

1. Pursue molding repairs (Winter 2013) – Hold until next year
2. Info board – Hold until next year
3. Sunvast Contract – James will send out
4. HOA responsibility for vinyl shutter – HOA is not responsible to replace or repair them
5. Updates on board on website – James. Greg Willis to Greg Wills
6. Tenant Lease – Francine to Don High

NEW BUSINESS

Review Median project approval tabulation and discuss “Request for quotations” requirements

- Out of 210 owners, 136 replied. 133 Granted for paving, 3 not granted. Board will send out 2nd letters to people who did not responded. Third letter will be sent by registered mail. Any units who are delinquent more than 90 days does not have voting right.

Discuss Long Distance Meeting Communication Issues

- Try with current system for now but try something different later on

Discuss/Approve revision to Fine Policy & Procedure

- Revision of current Fine Policy & Procedure. Greg made a motion to approve the revision and Dick seconded and motion carried unanimously

Authorize HOA repairs to 1155 Jonah

- Roof repairs are needed. Violation letters has been sent out to repair and pressure wash contractor almost injured. If homeowner doesn't fix the roof, the HOA will go ahead and repair the roof and bill to owner. Greg made a motion to approve this spending and bill to owner if owner doesn't repair within 10 days. Dick seconded and motion carried unanimously.

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping –
 - 2 gutters and 1 screen doors have been approved.
 - Landscaping for 2433 Melrose
- B. Tenant Lease & Social – Approved 6 new leases & renewal.
- C. Neighborhood Inspection Issues
 - Committee met and fined 3 cases.
- D. Financial/Investments – Greg Wills
 - Feb financials has been reviewed and we are will good shape
 - Reserve Study: Conference call with Reserve Advisor and cannot start until May
- E. General Operations
 - Power washed walkway and buildings(16 buildings) to kill the mold. Noticed stains on door and looking for resolution. Holding \$2000 payment.
- F. Sun Vast Management –
 - Sent almost 50 violation letters and get about 38 response from homeowners

Owner's Comment:

- Owner's concerned about illegal renter policy

Adjournment: Next board meeting June 9. Motion to adjourn meeting was made by Dick and seconded by Greg Wills. Ron Perry adjourned the meeting at 8:04 P.M.

Respectfully Submitted,

James Ro, CAM