

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes

Monday, September 29, 2014, 6:30pm

Clubhouse, Lakeside Plantation

Call to Order:

Ron Perry called the meeting to order at 6:35 pm. Board members present: Greg Wills, Ron Perry, Don High 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

Don made a motion to approve the minutes for June 9, 2014. Dick seconded and motion carried unanimously.

Addition to Agenda by the Board

- None

Homeowner's input for Non-Agenda items :

A homeowner asked the Board about accelerating the current schedule for roof replacement because of the number of leakage issues. The Board explained that moving the initial replacement date up is an option that the Board is cognizant of. However, it will be based on the overall condition of a particular building roof and not the number of leaks. It is the Board's opinion, substantiated by expert inspection, that the roofing leaks experienced by a number of owners is due to poor initial installation workmanship and not the condition of the shingles themselves. As such, roof repairs are the responsibility of the homeowner.

OLD BUSINESS

A. Review Action Item List:

1. Pursue molding repairs - (Winter 2014-15)
2. Info board – (Winter 2014-15)

NEW BUSINESS

Review 2015 Budget: Board review the proposed budget.

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping –
 - Valleycrest will trim the area this week

- B. Tenant Lease & Social – Approved new leases & renewal.

- C. Neighborhood Inspection Issues
 - None

- D. Financial/Investments – Greg Wills
 - August financials has been reviewed and we are will good shape
 - Audit has been completed
 - Reserve study has been completed

- E. General Operations
 - Median Project: Ron sent out request for proposal to 3 companies but has not received anything

- F. Sun Vast Management –
 - Sent out violation letters to expired insurance holder.

Adjournment: Next board meeting October 27 6:30pm. Motion to adjourn meeting was made by Dick and seconded by Greg Wills. Ron Perry adjourned the meeting at 7:36 P.M.

Respectfully Submitted,

James Ro, CAM