

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes
Monday, October 27, 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, Joe Burnam 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 minutes for Sept 29, 2014. Greg seconded and motion carried unanimously.

Addition to Agenda by the Board:

None

Homeowner's input for Non-Agenda items:

Median paver project inquiry. (See old business)

Roof Repair: A homeowner who had a roof leak questioned what Board action will be taken for roof replacement. Roof leaks are the responsibility of the homeowner. As previously stated, the roof leaks occurring are a result of shoddy installation and not due to defective product. Some owners have had success obtaining compensation from Standard Pacific. Recent inspections by a qualified roofing contractor as well as the reserve study company did not reveal any major degradation of the shingles. Current initial year roof replacement is 2023. The Board has stated that individual building roof replacement could be accelerated if overall shingle condition warranted it.

Block Parties: Inquiry to possibility of having a neighborhood "block party". Board is willing to support effort financially if residents organize.

Old Business:

A. Review Action Item List:

1. Info board replacement– Greg: USA Markerboard is \$607.29 each including shipping. The board at the west end of Jonah will be eliminated. Dick made a motion to purchase 5 bulletin board. Greg seconded and motion carried. James will work on handyman to remove and install info board.
2. Median Contractors – Ron: 12 inquiries to contractors were made. Four indicated

- an interest in quoting. Dead line to submit proposals is November 30.
3. October Newsletter: Will be posted on website this week

New Business:

2015 Budget review and approval: After discussion, Dick made a motion to accept proposed 2015 budget and stay with same maintenance fee. Greg seconded and motion carried.

Board Member/Committee Reports

- A. Architectural Control Committee & Maintenance & Landscaping –
Approvals:
 - 1076 Jonah: Queen Palm replacement
 - 2338 Melrose: 3 Juniper replacements
 - 1191 Jonah : Installation of satellite dish
- B. Tenant Lease & Social – 3 rentals approved this month. Notices for expired leases have been sent to both homeowner and renters.
- C. Neighborhood Inspection
 - None
- D. Financial/Investments – Greg Wills
 - Sept financials has been reviewed and under budget
- E. General Operations
 - Newsletter has been sent
- F. Sun Vast Management –
 - Sent out violation letters for expired insurance documentation and leases.

Adjournment: Next board meeting December 8 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