

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes
Monday, December 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, Joe Burnam, 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

Joe made a motion to approve the minutes for October 27, 2014. Greg seconded and motion carried unanimously.

Addition to Agenda by the Board

Homeowner's input for Non-Agenda items :

- 2344 Melrose: Sprinkler is not working
- 1088 Jonah Street light is out: This is CDD issue

OLD BUSINESS

A. Review Action Item List:

1. Molding around the building: Most of them are painted over. Tabled for repair until next scheduled building painting
2. Info board – Five Bulletin boards have been ordered and expect to delivered this week. Handyman will install bulletin board.

NEW BUSINESS

Review of Median Project Bids: With the 11/26 deadline for proposals, out of the four companies that expressed an interest, the association received three quotations. The third One was nothing more than a quote per square foot with no response to the request for more detail. The resident landscaping company will be contracted to remove the plants, transfer mulch to thin areas and remove irrigation tubing.

Two bids received:

Paving Crew, Inc: \$31,850. (This bid was for 2" base. Requesting requote for 4" base)

Baker Construction: \$56,100

Dick made a motion to accept proposal from Paving Crew with 4" base requote plus 2 year warranty, with expense not over \$40,000. Greg seconded. All in favor and motion passed unanimously. The board will try to finish the project before the end of April.

Visitor Parking Lot issue: The CDD has entered into a Enforcement Agreement with the City of North Port contingent upon a CDD funded traffic/signage study. Once completed, signage will be installed in the community and the police department will begin enforcing speed and parking regulations. In anticipation of this, visitor parking spaces become crucial for visitors to avoid a ticket.

The current HOA Authorized Vehicles, Storage and Parking Policy rule states:

Town home owners or their tenants are provided with at least **two** parking places for motor vehicles, one vehicle must be parked in the garage, a second may be parked on the driveway. A few town home driveways can accommodate additional vehicles (without illegally being parked across the sidewalk)..... Further, there is no entitlement for an owner or tenant to use a visitor vehicle parking pad except AFTER their garage contains a vehicle and the driveway contains all of the vehicles that it can legally accommodate.

The Board discussed adding some type of signage to make residents aware that the parking spaces are for visitor parking only as a first step to compliance. Greg made a motion to add visitor parking signage at each visitor parking pad. Joe seconded and motion carried unanimously. Ron will work out a contractor requirements document.

Board Member/Committee Reports

A. Architectural Control Committee & Maintenance & Landscaping –
- 2267 Mulberry : approved sliding screen door and gutter

B. Tenant Lease & Social – Very little movement in lease.

C. Neighborhood Inspection Issues

The annual Committee inspection will commence in January

D. Financial/Investments – Greg Wills

Oct financials has been reviewed and the budget is satisfactory

E. General Operations

Remember to provide updated HO3 insurance proof upon renewal every year. Non compliance will result in a violation letter.

F. Sun Vast Management –

2015 Coupon payment books have been mailed out. If you have not received yours, contact SunVast.

Adjournment: Next board meeting January 26, 2014, 6:30pm. Motion to adjourn meeting was made by Joe and seconded by Greg Wills. Ron Perry adjourned the meeting at 7:55 P.M.

Respectfully Submitted,
James Ro, CAM