

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.**

**HOA Board Meeting Minutes**  
**Monday, January 26, 2015, 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 December 8, 2014. Greg seconded and motion carried unanimously.

**Addition to Agenda by the Board**

- Condition of some driveways and unit sidewalks

**Homeowner's input for Non-Agenda items :**

- 1059 Jonah:: Discussion of Flood map
- 2338 Melrose: Visitor parking lot markings

**OLD BUSINESS**

**A. Review Action Item List:**

Post 10/27 meeting minutes on website – James : Completed

Post next meeting date (1/26) – James: Miscommunication with webmaster.

Contact ValleyCrest concerning non functioning irrigation sprinklers on Melrose (COMP)– Ron : Completed

Notify CDD of street light out on Jonah – Joe: Deferred

Create requirements document for visitor parking pad (ALREADY EXISTS)– Ron

Schedule sub-committee meeting to review paver colors/sizes/pattern (COMP)- Ron

**NEW BUSINESS**

1. Approve contract with ValleyCrest for paver project prework, Bid received Dec 23, 2014 – Joe made a motion to approve this bid, \$15,442.85. Dick seconded and motion carried
2. Approve contract with Paver Guys, Inc to apply paver sealer – Greg made a motion to accept this bid, \$12,250.00. Dick seconded and motion carried
3. Review/Discuss proposed changes to Lease Disclosure & Acknowledgement Policy – Don made a motion to accept this policy contingent on legal approval. Greg seconded and motion carried.

4. Discuss condition of exterior garage coach lights – Capital reserve replacement item but Board's opinion is too many are in poor condition and won't make it to the remaining five years. Joe made a motion to investigate new lights and Dick and Joe volunteered to investigate. Greg seconded and motion carried.
5. Maintaining a clean, stain free driveway and sidewalk is the homeowner's responsibility. A reminder will be included in the next newsletter that excessively black/dirty unit sidewalks and driveways will be cited.

### **Board Member/Committee Reports**

- A. Architectural Control Committee & Maintenance & Landscaping –
  - Gutters: 2284, 2282 Mulberry, 2267 mulberry
  - Screen: 2267 Mulberry
  -
- B. Tenant Lease & Social – Very little movement in lease. Fine letters are being issued to owners with expired leases,
- C. Neighborhood Inspection Issues
  - Inspections have commenced and violations are being tabulated.
- D. Financial/Investments – Greg Wills
  - Dec financials has been reviewed and we ended fiscal year with a surplus. Authorized audit for 2014.
- E. General Operations
  - New info boards are installed. Greg Wills to install slide bolts on doors.
  - Annual homeowners meeting is March 9, 2015, 7 pm.
- F. Sun Vast Management –
  - Violation letters sent and fines assessed for expired proof of insurance & leases.

**Adjournment: Next board meeting February 23, 2015, 6:30pm.** Motion to adjourn meeting was made by Joe and seconded by Greg Wills. Ron Perry adjourned the meeting at 7:52 P.M.

Respectfully Submitted,  
James Ro, CAM