

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

**HOA Board Meeting Minutes**  
**Monday, April 13, 2015, 10:00 am**  
**Clubhouse, Lakeside Plantation**

**Call to Order:**

Dick Monti called the meeting to order at 10:00 am. Board members present: Joe Burnam, Don High and Dick Monti. James Ro from Sunvast was also present.

**Confirmation of Posting:**

Dick Monti 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 March 3, 2015. Don seconded and motion carried unanimously.

**OLD BUSINESS**

Power Wash Siding: Joe gave James list of pressure wash list. Joe made a motion to approve this pressure wash. Don seconded and motion carried.

Sidewalks : Hold off until fall due to rainy season

Paver Project: Send out pressure wash and sealing down payment, 50%.

Shrub replacement: There are certain area needs new shrubs. The board will walk with Valleycrest to inspect the area.

**NEW BUSINESS**

Replace of Garage Light: Photocell and motion detector light bulb fixture will be installed. Joe made a motion to approve replacement of light fixture and Don seconded. Motion carried. Budget is \$40,000.00. For security reason

Background Check: Board is reviewing criminal background check. Deferred until next week.

**Approval/Denial Standards.** Tenancies/occupancies may be denied by the Board, in the Board's discretion and in accordance with any policies adopted by the Board, for the following or any lawful reasons, including but not limited to:

**a.** based on the totality of the results of criminal background checks or other information provided or obtained in connection with the tenancy

- b.** if the proposed occupant has been designated or required to register as a sex offender or sexual predator
- c.** if the proposed occupant has been convicted of any felony in this state, or who has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state
- d.** if the proposed occupant has a history of arrests and/or convictions for other crimes/misdemeanors, indicating a history of violence, or dishonesty, or having been a nuisance, or has a history of eviction proceedings in prior tenancies
- e.** if the proposed occupant has a history of disruptive behavior indicating a reasonable likelihood that the occupant would not likely comply with the association's restrictions, rules, and regulations or otherwise be disruptive in the community.
- f.** if the owner is delinquent in payment of any assessment, fine, or other monetary obligation owed to the Association;
- g.** if the owner is currently in violation of the Association's restrictions;
- h.** for any lawful, non-discriminatory reason;

Newsletter: The board will send us newsletter sentence/paragraph.

**Adjournment: Next Annual/ board meeting May 25, 2015, 11:00am.** Motion to adjourn meeting was made by Joe and seconded by Mark. Dick Monti adjourned the meeting at 10:50 A.M.

Respectfully Submitted,  
James Ro, CAM