

**Towns at Lakeside
Board Meeting
Thursday, February 22, 2024
5:30 pm
Lakeside Plantation Clubhouse
DRAFT for Approval**

Meeting Called to Order:

James Ro called meeting to order at 5:32 pm. Quorum of members. James Ro from Sunvast presented.

Board members present: Pat Cruse, Jamie Granillo, Scott Blattel, Devon Poulos, and Faith Saul were present. James Ro from Sunvast was present.

Confirmation of Posting:

James Ro confirmed that the meeting notice was posted in accordance with the Florida Statutes and the Bylaws of the Association.

Reading of Previous Meeting Minutes: Scott made a motion to waive the reading and approve the January 18, 2024, minutes. Pat seconded the motion. The motion passed unanimously.

Unfinished Business:

Mailbox kiosk: Most of the mailbox kiosks are in bad condition and need repair. Pat mentioned the use of solar lights.

New Business:

Meeting procedures: Board business should be discussed first and then questions/comments should be at the end of the meeting.

Communication procedures: Minutes and other information such as meeting dates and events are being posted on the website.

Bad debt/violations update: James reported current bad debt collection. Total amount of money recovered in 2022, 2023, and 2024 is approximately \$134K.

Inventory of townhome conditions: Scott and Chris walked the community to check on repairs needed. Violation letters have gone out. Scott discussed more urgency with letters going out and only giving two weeks to repair. Shingle notices will go out February 23rd (14-day notice).

Inventory front shrubs: There are 26 shrubs that need replacing. Pat told Truscapes to let the bushes fill in when trimming. Mulch and other estimates were discussed. Some shrubs have died from irrigation system. In this case, the association should pay for replacement.

Ballot mail out: Will include email update request with agreement to receive notifications. The first mail out will have the added names of who would like to be added to ballot. The second mail out will have all names listed of who would like to run for the board.

Comments/Questions:

Devon mentioned the new board should allow comments for each topic that will have a vote.

Violations list: Try to expand the list with dates that each violation letter goes out.

It would be good to have contractors supply estimates for mulch, pressure washing and get it listed on the schedule.

Parking in visitor parking: A possibility is using a sticker for residents. James will ask the attorney to see what we can do as far as stickers and possible towing signs.

There will be a meeting on March 18, 2024, at 5:30 pm for elections.

The next HOA meeting will be March 21, 2024, at 5:30 pm. Meetings will be held the third Thursday of the month.

Meetings are at the Lakeside Plantation Clubhouse.

Meeting adjourned at 7:26 pm