



# THE LAKES

## Lakes Estates Homeowners Association

*A Corporation Not-for-Profit*

### MEETING MINUTES OF THE BOARD OF DIRECTORS

**TIME: 8PM**

**DATE: Tuesday April 23, 2024**

**PLACE: ZOOM and at the Clubhouse**

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:05pm. Proof of notice was provided in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum: A quorum was established with the following board members present; Jay Brady, Steve Lowe, and Chad Stutzman.
3. Approval of previous minutes: **MOTION** made Steve, seconded by Jay to approve the March meeting minutes as presented. MOTION passed unanimously.
4. Presidents Report (emailed to owners 4/17)
  - a. Maintenance Board Updates
5. Treasurers Report: Chad reported from the March 31, 2024, financial statements. This is also posted online.
  - a. Accounts Receivable: Monitored. Late statements sent.
  - b. Sunstate software update. Main operating account moving to Truist Bank. Truist Bank is offering MM at 4.25%. The Board unanimously approved this.
6. Unfinished Business:
  - a. Governing Documents: Next steps
    - i. Latest revised document is needed from Jeremy for the Board and all members to review.
    - ii. Town Hall will be scheduled soon. (Tentatively 5/14)
7. New Business
  - a. Fountain Repair / Replacement: The Board reviewed the two quotes. The Board would like to wait for the third quote (from Lake Doctors).
  - b. ARC Requests: 4357 Roof Replacement: **MOTION** made by Steve, seconded by Chad, to approve as requested. MOTION passed unanimously.
  - c. Compliance:
    - i. FINING COMMITTEE meeting date / time to be confirmed.
    - ii. **MOTION** made by Jay, seconded by Steve to require an arborist letter regarding the removed oak tree to close the open ARC file for 1497 Cottonwood. MOTION passed unanimously.
8. Homeowner Comments (limited to 3 minutes each): None.
9. Next Meeting: May 21, 2024 (due to holiday the following week)
10. Adjournment: With no further business to discuss, the meeting adjourned at 8:30pm.