



# THE LAKES

## Lakes Estates Homeowners Association

*A Corporation Not-for-Profit*

### MEETING MINUTES OF THE BOARD OF DIRECTORS

**TIME: 8PM**

**DATE: Tuesday September 24, 2024**

**PLACE: ZOOM and at the Clubhouse**

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8pm. Proof of notice was provided in accordance with FL ST and the association's governing documents.
2. Determination of a quorum: A quorum was established with the following board members present;
3. Approval of previous minutes: August 27, 2024, MOTION made by Jay, seconded by Derrick to approve as presented. MOTION passed unanimously.
4. Presidents Report
  - a. Maintenance Board Updates
    - i. Clubhouse pool and spa to be resurfaced.
    - ii. Engineer to assess community drainage.
    - iii. Holiday Sharing needs volunteers.
    - iv. Trolley scheduled for Sunday, December 15<sup>th</sup>
    - v. Halloween Party scheduled for the last Sunday in October.
5. Treasurers Report: Financials as of 8/31/24
  - a. 2025 Budget Planning
  - b. Collections report was reviewed.
6. Unfinished Business
  - a. Governing Document Update: Finalized draft documents have been received and will be reviewed by the Board.
7. New Business
  - a. ARC Requests: To Ratify
    - i. MOTION made by Kelly, seconded by Steve to RATIFY approval for 4325 OVD. MOTION passed unanimously.
  - b. Compliance: Violation Review: No new violations.
    - i. Chad will send Sunstate a list of violations non-storm related.
8. Homeowner Comments (limited to 3 minutes each)
  - a. Drainage responsibility was discussed.
9. Next Meeting: Tuesday, October 22, 2024
10. Adjournment: With no further business to discuss, the meeting adjourned at 8:27pm.