



# THE LAKES

## Lakes Estates III Homeowners Association

*A Corporation Not-for-Profit*

### MINUTES FOR MEETING OF THE BOARD OF DIRECTORS

**TIME: 5:45PM**

**DATE: Tuesday, April 26, 2022**

**PLACE: ZOOM**

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 5:48pm. 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; Igor Gruendl, Kate O'Connell, Brian Glassmoyer, Evelyn Tonn, and Jeff Newman.
3. Approval of previous minutes (March 22, 2022): MOTION made by Igor, seconded by Evelyn to approve with the following correction "remove- G. accept the fast pass for" (as it was previously approved). MOTION passed unanimously.
4. Presidents Report:
  - a. Jeff asked about the special assessment. Owners past due have been sent to the attorney for collections.
  - b. Jeff asked about recent fining committee meetings and outcome. Nicole will send Jeff the most recent information. In January 2022 the committee met, upheld the fining re: mailboxes but granted an extension. Ultimately, the owners complied by repairing the power to the mailbox.
5. Treasurers Report: The board reviewed the March 31, 2022, financial statements.
  - a. Road re-sealing and funding was discussed.
  - b. Pool re-surfacing and funding was discussed.
6. Homeowner Comments (limited to 3 minutes each)
  - a. Joann Jordan is leading the social committee. She plans to set up a date at the rec center or clubhouse to meet and gather.
  - b. Jeff asked that Kate's suggestion to form a welcoming committee should be made part of the new Social Committee chaired by JoAnn Jordan. Kate and JoAnn would discuss. Brian confirmed that the document updating committee has met. They will meet again next Thursday. The committee is still in the review process. Items for recommended changes will be brought to the board's attention. Brian also suggested allowing the committee to meet with the attorney to review the process.
7. Unfinished Business
  - a. Update on Governing Documents Review Committee: Underway.
8. New Business
  - a. 4730 E. Trails – ARC compliance: The owner understands the replacement requirement. The replacement tree must be a minimum of 12 ft. tall and 3-inch diameter.
  - b. Maintenance Board Update: Community Road Resealing: See Treasurer's report.
  - c. Community Mailboxes: Design will be presented to the Maintenance Board. Suzanne has the lead.
9. Next BOD Meeting: Tuesday, May 24, 2022, at 5:45pm
10. Adjournment: With no further business to discuss, the meeting adjourned at 6:40pm.