



THE LAKES

Lakes Estates III Homeowners Association

A Corporation Not-for-Profit

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

TIME: 5:45PM

DATE: Tuesday, July 26, 2022

PLACE: ZOOM

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 5:45pm. Proof of notice was posted in accordance with FL ST 720 and the association's governing documents.
2. Determination of a quorum: A Board quorum was established with the following members present; Jeff Newman, Igor Gruendl, Suzanne Southerland, Evelyn Tonn, and Brian Glassmoyer.
3. Approval of previous minutes (June 28, 2022) **MOTION** made by Jeff, seconded by Igor to approve as presented. MOTION passed unanimously.
4. Presidents Report
 - a. Maintenance Board Update
 - Road repairs August 22nd, Road resealing November
 - Entrance Lighting - Pending electrician report
5. Treasurers Report: The board reviewed the June 30th financial statements.
6. Homeowner Comments (limited to 3 minutes each)
 - a. Joann followed up on the LE3 ARC documents on the website. The updated ARC documents need to be posted on the website.
 - b. Phil asked if this meeting would be discussing community street parking. Phil was referred to the Lakes Maintenance board meeting that begins today at 6:45pm.
7. Unfinished Business
 - a. Update on Governing Documents Review Committee (awaiting legal review). Brian commented on the importance of understanding Lakes Maintenance Board role in community compliance.
8. New Business
 - a. ARC – 1517 Oak Way: The board reviewed the request. Lengthy discussion. Owner will re-submit for approval. **MOTION** made by Kate, seconded by Evelyn to approve as re-submitted on 7/26/22. MOTION passed unanimously.
 - b. ARC – 1591 N Oak Circle: under ARC review. The ARC has been in contact with the owner and will set up a follow up meeting. No Board action.
9. Next BOD Meeting: Tuesday, August 23, 2022, at 5:45pm
10. Adjournment: With no further business to discuss, the meeting adjourned at 6:35pm.