



Lakes Estates III Homeowners Association

*A Corporation Not-for-Profit*

**MEETING OF THE BOARD OF DIRECTORS MINUTES**

**TIME: 5:45PM**

**DATE: Wednesday, January 31, 2024**

**PLACE: ZOOM and at the Clubhouse**

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 5:49pm. 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; Kate O'Connell, Suzanne Southerland, and Brian Glassmoyer.
  3. Approval of previous minutes 11/28/23: **MOTION** made by Kate, seconded by Suzanne to approve as presented. MOTION passed unanimously.
  4. Treasurers Report: The Board reviewed the 2023 year-end financials.
  5. Homeowner Comments (limited to 3 minutes each)
    - a. Sharon Stump commented on the easement and drainage proposal.
    - b. Lydia Corn asked why there is no money in the budget for drainage and why the Board does not clean out the swale behind her home. She said the HOA has done this before.
  6. Unfinished Business / New Business
    - a. Compliance: The Board reviewed the compliance report.
      - i. 1591 Oak Circle N. remains on monitor. Parking is still an issue.
      - ii. 4455 Oak View Drive is still in noncompliance. The shell driveway was denied by ACC. The Board also denied it. (The attorney confirmed the ACC has final decision).  
**MOTION** made by Brian, seconded by Suzanne to fine the maximum as per the governing documents. The HOA attorney will also send a final demand letter. Sunstate will schedule the fining committee meeting. MOTION passed unanimously.
    - b. Maintenance Items
      - i. Sidewalk and street cleaning planned for next month.
      - ii. Mailboxes: Two mailboxes were painted as a test. (4395 OVD, 4622 Trails) We have received positive feedback. A plan to paint all the mailboxes was discussed. Kate has the product specifications. Kate will send the information to Sunstate. A decision is planned for the March meeting.
      - iii. The Board will confirm response and information regarding the drainage and swale with the HOA attorney.
      - iv. Ponds - Lakes: Suggested no mow buffer zone.
    - c. Discussion on proposed governing documents: next steps: **MOTION** made by Brian, seconded by Kate to propose the governing documents at the annual meeting and include this vote in the notice to members. MOTION passed unanimously.
- \*At 6:27pm, per request, the Board agreed to re-open homeowner comments. Sharon continued to discuss drainage.
7. Next Meeting: Annual Membership Meeting on 2/27 at 5:45pm at the clubhouse
  8. Adjournment: With no further business to discuss the meeting adjourned at 6:33pm.