

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY, JULY 27, 2022 @ 5:45 p.m.

### MINUTES

The Board of Directors Meeting was called to order 5:45 p.m. by Bill Gregor.

### BOARD MEMBERS PRESENT AND FORMING A QUORUM

Bill Gregor, Louise Hartsock, Daniel Bland and Michael Koslow

### OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Dee Jenkins, Recording Secretary, The Emmons Company

Five (5) Members

### ORGANIZATIONAL MEETING

**Motion:** A motion was made by Bill Gregor to remain as President, to appoint Daniel Bland as Vice President, to appoint Michael Koslow as Treasurer and for Louise Hartsock to remain as Secretary. The motion was seconded by Michael Koslow and passed 3-1.

### MINUTES

The minutes of the June 22, 2022, Board of Directors Meeting were reviewed. **Motion:** Louise Hartsock made a motion to accept the minutes as amended. The motion was seconded by Bill Gregor and the motion passed unanimously. The June 21, 2022, Informational Executive Session minutes were reviewed and discussed **Motion:** Bill Gregor made a motion to approve the minutes as amended. The motion was seconded by Louise Hartsock and the motion passed unanimously.

### FINANCIALS

- Bill Gregor provided an overview of the financials for June 2022 that were provided and presented to the Board. Total cash-on-hand as of 6/30/22 was \$2,000,721.00.
- The Delinquency report was reviewed.

**Lot#4703** – The Board agreed on a settlement agreement for reimbursement.

**Lot#1304** – The Board agreed to call the homeowner and follow up with status (probate).

**Lot#3604** – The Board agreed to follow up with homeowner on status.

**Motion:** Daniel Bland made a motion to add Michael Koslow as a signer on all financial institutions. The motion was seconded by Bill Gregor and passed unanimously.

### MEMBER COMMENTS

- A homeowner was present to discuss his written comments he submitted to Management via email. Homeowner had concerns about dogs off the leach and open beer bottles at pool #3.
- A homeowner was present to discuss where the new trash bins will go.
- A homeowner was present to discuss the rented area after the 4<sup>th</sup> of July.

# LAKESHORE COMMUNITY ASSOCIATION

## **PRESIDENTS REPORT**

Bill Gregor presented the presidents report and discussed the recent updates with Waste Management. Malibu Pools has informed the Association that they are no longer operating as of August 1, 2022, therefore the Board will hire a new company or close pools. The Board noted monthly assessments are due by the 15<sup>th</sup> of each month.

## **MANAGEMENT REPORT**

Tami Zuccolillo presented the management report.

- Update of old business and new business items.
- Proposal for walkways which is lifting in the common areas, will have available at the next meeting.

**Tenant Listing**– The Board reviewed the tenant log.

**Secural Security and Accurate Termite and Pest Control** – The most recent reports were reviewed.

## **ARCHITECTURAL COMMITTEE**

The architectural log was reviewed.

## **LANDSCAPE COMMITTEE**

Louise Hartsock provided an update.

## **TREE COMMITTEE**

No report provided by Kathy Gilbert.

**Green Valley Proposal** – The Board reviewed the proposal for Green Valley Tree Care Inc. for the removal of 2 trees and the disease treatment for 1 tree in the amount of \$800.

**Motion:** Louise Hartsock made a motion to accept the proposal in the amount of \$800.00. The motion was seconded by Daniel Bland and the motion passed unanimously.

## **POOL COMMITTEE**

No update provided on the pools.

## **DOCKS AND WLMA**

Bill Knebel or Lynda Brenner had no current update to provide at this time.

## **NEW BUSINESS**

**Pool Contracts** – The Board reviewed proposals from Clear Conceptz, Beachfront Pools and Design and Suncrest Pool and Spa.

**Motion:** Daniel Bland made a motion to accept the proposal from Clear Conceptz. The motion was seconded by Michael Koslow and the motion passed unanimously. The new vendor will begin August 1, 2022.

**Security Agreement** – The Board agreed to table until next meeting.

**Election Rule Update** - The Board agreed to table until next meeting.

**Pool 1 Heater-Proposal Review** – The Board agreed to table until next meeting.

**Paddle Tennis Resurfacing** - The Board agreed to table until next meeting.

## **CORRESPONDENCE**

- Two homeowner comments were received and will be reviewed at the next meeting.

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## **NEXT MEETING**

The next meeting will be scheduled for August 24, 2022, at 5:30 p.m.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 8:03p.m.

Respectfully Submitted,

Dee Jenkins,  
Recording Secretary