

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, AUGUST 24, 2022 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:36 p.m. by Bill Gregor.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Bill Gregor, Louise Hartsock, Daniel Bland

ABSENT MEMBER

Michael Koslow

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Dee Jenkins, Recording Secretary, The Emmons Company

Five (5) Members

MINUTES

The minutes of the July 27, 2022, Board of Directors Meeting were reviewed. **Motion:** Louise Hartsock made a motion to accept the minutes as amended. The motion was seconded by Daniel Bland and the motion passed unanimously. The June 27, 2022, Executive Session minutes were reviewed and discussed **Motion:** Daniel Bland 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 July 31, 2022, that were provided and presented to the Board. Total cash-on-hand as of 7/31/22 was \$2,767,761.31. **Motion:** Louise Hartsock made a motion to approve the financial report. The motion was seconded by Daniel Bland and passed unanimously.

- The Delinquency report was reviewed.

Lot#0404 – The Board reviewed; the work has been completed.

Lot#1304 – The Board reviewed report, submitted claim to probate court.

Lot#3604 – The Board reviewed status of account which is current as of 8/23/22.

MEMBER COMMENTS

- A homeowner was present to discuss his written comments he submitted to Management via email. Homeowner had concerns about the financial report.

PRESIDENTS REPORT

Bill Gregor presented the presidents report and discussed the recent update regarding rates going up 10% for the next three (3) years for trash cost. Lakeshore will be working with Waste Management on the delivery of (3) new trash containers which will be delivered within the next several months.

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MANAGEMENT REPORT

Tami Zuccolillo presented the management report.

Rodent- Accurate Pest control will service two (2) times a month. Accurate noticed the bait stations are being moved or tampered with.

Tenant Listing– The Board reviewed the tenant log.

Secural Security-The security reports were reviewed.

ARCHITECTURAL COMMITTEE

Kitti McMeel updated the Board on some current items noted on the architectural log.

LANDSCAPE COMMITTEE

Louise Hartsock provided a comprehensive update to the Board which included some ideas for allowing members to adopt a plant which includes future maintenance. More review and discussion will be conducted on this topic before final suggestions will be brought to the Board. The Board also received a request from a member to be appointed to the Landscape Committee. At this time, the committee is full but the Board thanked the homeowner for their request and suggested if they are interested in volunteering, the architectural committee was in need of assistance.

TREE COMMITTEE

No report provided by Kathy Gilbert.

POOL COMMITTEE

No update provided on the pools.

DOCKS AND WLMA

Lynda Brenner provided an update on discussions and news at WLMA.

OLD BUSINESS

October Meeting Location – Management will check on location for October meeting.

Security Proposal – The Board had a lengthy and in-depth discussion about the pros and cons of continuing with a security company. Motion: A motion was made by Louise Hartsock to cancel the existing contract. The motion was seconded by Daniel Bland. Bill Gregor stated that in conformance of the Davis Stirling act, the contract cancelation was not on the agenda and therefore a vote could not be taken. The motion did not move forward, and it was agreed to place the cancelation of the current Secural Contract on the agenda for the September Meeting.

Pool 1 Heater Proposal - The Board reviewed two proposals for the replacement of the heater at Pool 1; Clear Conceptz for \$4997.58 and Beachfront Pool and Design for \$4918.16. **Motion:** Daniel Bland made a motion to accept the proposal from Clear Conceptz. The motion was seconded by Louise Hartsock and the motion passed unanimously.

NEW BUSINESS

Protocol Procedures – The Board reiterated protocol procedures which requested that all committee members work with their respective committee chairs and any direction to The Emmons Company be from the Chair only

Monetary Penalty Schedule – Completed and nothing further to report.

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CORRESPONDENCE

The Board received correspondence from a homeowner requested more lights in the green belt. Homeowner requested adding a doggie station on the other end of Beachfront Ln. Homeowner requested cleaning up the goose fecal deposits on the sidewalks near beach #3.

MEMBERS COMMENTS

A member was present to discuss implementing a limit on Lakeshore rentals in the community.

NEXT MEETING

The next meeting will be scheduled for September 28, 2022, at 5:30 p.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:18p.m.

Respectfully Submitted,

Dee Jenkins,
Recording Secretary