

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, SEPTEMBER 28, 2022 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:31 p.m. by Bill Gregor.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Bill Gregor, Louise Hartsock, Daniel Bland, Michael Koslow and Kitti McMeel

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Dee Jenkins, Recording Secretary, The Emmons Company

Brian Knott-Dept LA Sheriff – Guest Speaker

Fifteen (15) Members

GUEST SPEAKER-Brian Knott-Dept La Sheriff

Sheriff Knott updated those present with good news-crime is down in the area! There were no outstanding issues and that there is a decoy vehicle that may be placed throughout the area to deter potential burglars. Sheriff Knott also noted that having security patrol in addition to neighborhood watch was the best thing to do for your neighborhood.

RESTATE KEY ROLES AND DUTIES OF THE BOARD MEMBERS

The roles and duties of each position on the board were reviewed and confirmed.

APPOINTING BOARD MEMBER TO VACANT POSITION

As there was a current vacant position on the Board, the Board reviewed two candidates that placed their names on the list for review: Kitti McMeel and David Osman. **Motion:** Michael Koslow made a motion to appoint Kitti McMeel to the Board of Directors. Bill Gregor seconded the motion and it passed unanimously.

MINUTES

The minutes of the August 24, 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 August 24, 2022, Executive Session minutes were reviewed and discussed. **Motion:** Louise Hartsock made a motion to approve the minutes as amended. The motion was seconded by Bill Gregor and the motion passed unanimously.

FINANCIALS

- Michael Koslow provided an overview of the financial report and noted that the Board is working on transparency accountability and will be notifying community once a full audit has been conducted. Total cash-on-hand as of 8/31/22 was \$2.7 million. August financials unavailable at this time due to accrual software change. 3 CD's were ready for maturity and the Board is working to obtain higher rates.
- The Delinquency report was reviewed.

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MEMBER COMMENTS

A homeowner was present to discuss why insurance went up; can homeowners view current security contract; look at other security companies/ options. Homeowner had concerns on liens (HOA fees). Homeowner had questions regarding the docks if homeowners are letting Emmons know if they move and are not occupying slips. Homeowners had concerns regarding landscape (amount of erosion and plants dying).

PRESIDENTS REPORT

Bill Gregor provided some updates to those present which included changes at the management company relative to the sale of Emmons Company to Powerstone Management. The Board will be looking to revise the budget in the near future which include looking at the fire and property insurance policy. Also, to note, the next Board Meeting will be at the First United Methodist Church due to the City needing the meeting room for early voting.

MANAGEMENT REPORT

Tami Zuccolillo presented the management report and noted that the Department of Insurance is conducting surveys to ascertain what a wildfire is. Once results are in, it would hopefully be covered under the ‘perils’ listed in insurance coverages.

Rodent- Accurate noticed the bait stations are being moved or tampered with. Louise Hartsock requested to meet with the technician. **Motion:** Louise Hartsock made a motion to be allowed to walk around with the tech of Accurate to watch him do his work so she can check that he is doing the work that they are contracted for. The motion was seconded by Daniel Bland and the motion passed unanimously.

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 update to the Board on Landscape.

TREE COMMITTEE

No report provided by Kathy Gilbert.

Green Valley Proposal – The Board reviewed the proposal for Green Valley Tree Care Inc. to install 20’ of 18” high root barrier along the patio fence behind 32149 Sailview Ln in the amount of \$950. **Motion:** Michael Koslow made a motion to accept the proposal in the amount of \$950.00. The motion was seconded by Bill Gregor and the motion passed unanimously.

POOL COMMITTEE

No update provided on the pools.

DOCKS AND WLMA

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

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OLD BUSINESS

Security:

- **Cancellation/Termination of Existing SECURAL Contract** – There was lengthy discussion on the pros and cons of having security within the community. **Motion:** Louise Hartsock made a motion to terminate the contract with SECURAL. The motion was seconded by Daniel Bland; with 2-2 and Kitti McMeel abstaining, the motion did not pass.
- **Proposed new SECURAL Contract** – **Motion:** A motion was made by Michael Koslow to approve the new Secural Contract as presented. The motion was seconded by Bill Gregor, with 2-2 and Kitt McMeel abstaining, the motion did not pass. It was noted to table the contract as it was presently written to allow Michael Koslow to meet with Secural to further address issues and concerns that support and negate, including owners' concerns. The Board agreed. Management will contact Secural and set up the meeting immediately.

NEW BUSINESS

Rule changes:

- **Limit on Rental Units** – The Board discussed to adopt a rule to cap rentals to 25%. **Motion:** Bill made a motion to send out the proposed rental cap rule of 25% to the membership for the 28-day comment period. The motion was seconded by Kitti McMeel and the motion passed 4-1.
- **Restriction of drones in Lakeshore** – The Board discussed drones and the potential impact within the community. **Motion:** Daniel Bland made a motion to send out the proposed rule restricting drones in Lakeshore to the membership for the 28-day comment period. The motion was seconded by Michael Koslow and passed unanimously.

CORRESPONDENCE

The Board received written correspondence from homeowners. Emmons will send receipt of correspondence and the Board will take all questions and suggestions under consideration.

NEXT MEETING

The next meeting will be scheduled for October 26, 2022, at 5:30 p.m and the First United Methodist church.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:05p.m.

Respectfully Submitted,

Dee Jenkins,
Recording Secretary