

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, OCTOBER 26, 2022 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:34 p.m. by Bill Gregor.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Bill Gregor, Louise Hartsock, Michael Koslow and Kitti McMeel

ABSENT MEMBERS

Daniel Bland

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Dee Jenkins, Recording Secretary, The Emmons Company

Mayor Brad Halpern, Guest Speaker

Six (6) Members

GUEST SPEAKER-Mayor Brad Halpern

Mayor Halpern provided information regarding new city regulations. These included: gas powered leaf blowers and lawn mowers will be prohibited as of January 1, 2023; updated Oak tree ordinance, an updated process for trimming and removal of heritage Oak Trees, a drought update regarding potable drinking water and building and safety updates.

MINUTES

The minutes of the September 28, 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 September 28, 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 financials for September 2022. Total cash-on-hand as of 9/30/22 was \$3.1 million. Michael Koslow also met with the financial advisor from Morgan Stanley to discuss maximizing CD rates.
- The Delinquency report was reviewed.

Motion: Michael Koslow made a motion to accept the financials as presented. The motion was seconded by Kitti McMeel and passed unanimously.

PRESIDENTS REPORT

- Bill Gregor presented the presidents report and discussed the need for committee members for the dock, architectural committee, and pool committee. All reports must be submitted one (1) week prior to the Emmons Company for review by the Board. It was noted that the members comments period will be modified moving forward and for those present to stand up, present their name, address and their comments within the allotted

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2min timeframe. No other comments will be allowed from owners throughout the meeting until Members Correspondence at the end of the meeting.

MEMBER COMMENTS

- Two (2) homeowners were present to discuss a Neighborhood Watch program proposal and to form a committee.
- A homeowner was present to discuss finding a middle ground to work with security and enforce rules.

MANAGEMENT REPORT

Rodent- The Board reviewed Accurate log. Louise Hartsock provided a concise report from her walk-through with the Accurate technician which included detailed times from each visit and what occurred in summary. Louise Hartsock will follow up with them every 6 months to walk through the community. Motion: A motion was made by Michael Koslow to continue with the contract as is and conduct a follow-up in 6 months' time. The motion was seconded by Kitti McMeel and passed unanimously.

Tenant Listing- The Board reviewed the tenant log. The Board requested letters be sent to owners that are not currently listed on the tenant spreadsheet but have an offsite address in the Emmons system to verify if they are renting.

Secural Security-The security reports were reviewed.

ARCHITECTURAL COMMITTEE

Kitti McMeel updated the Board on some current items noted on the architectural log and requested the spreadsheet, arch minutes from the meeting and the information from the Emmons software be presented for review by the Board.

LANDSCAPE COMMITTEE

Louise Hartsock provided update to the Board on Landscape and noted that the committee discussed how to better save water on the large slope areas throughout the community. Additionally, Slade Landscaping provided the committee with an estimate to refurbish one of the slopes near Beach 2 in the amount of \$59,740. Further information was requested.

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.

Motion: Michael Koslow made a motion to nominate himself as Chairman dock member. The motion was seconded by Bill Gregor and the motion passed unanimously.

OLD BUSINESS

Secural Meeting Update: Bill Gregor and Michael Koslow met with AJ Scola from Secural Security to discuss the overall aspect of patrolling within Lakeshore which included, but not limited to, patrol reporting every 30 min, vacation requests can be conducted for residents, will contact Sheriff for any legal violations, security recommended the installation of a gate

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at La Venta and Secural can be deputized by the Sheriff Department for code enforcement with proper training.

- Cancellation/continuation of existing contract or adoption of new contract-The Board held a lengthy discussion, and it was determined that with the additional suggestions at no additional cost, the Board will retain Secural for an additional 1 year. **Motion:** A motion was made by Michael Koslow to retain Secural Security for another year. The motion was seconded by Bill Gregor and passed 2-1.

Paddle tennis-Pickleball Court: The Board discussed changing the paddle tennis-pickleball court to pickleball court only. The Board reviewed two proposals for the repair and resurface of the court, First Serve proposal for \$5300.00 and TD Sports West proposal for \$7900.00.

Motion: Kitti McMeel made a motion to accept the proposal from First Serve. The motion was seconded by Michael Koslow and the motion passed unanimously.

NEW BUSINESS

Monument Lighting: Light fixtures at both monument areas were stolen. The Board reviewed two proposals for the replacement of light fixtures: RG Electrical bid for \$1480.00 and Jerry Ervin for \$225.00 plus labor which would equate to approximately \$1450.

Motion: Kitti McMeel made a motion to accept the bid from Jerry Ervin. The motion was seconded by Michael Koslow and the motion passed unanimously.

Neighborhood Watch: The Board noted that any homeowner could institute their own neighborhood watch program but that it would be strictly up to each individual homeowner.

Pool #2 Pump: The Board reviewed the bid for \$2650.00 from Clear Concepts to replace the pool pump. It was noted that Leslie's pool supply offered the pump at a lower cost but that delivery to the HOA pool would not be included. **Motion:** Michael Koslow made a motion to accept the bid not to exceed \$2650.00 and for management to look into the logistics. The motion was seconded by Kitti McMeel and the motion 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 November 30, 2022, at 5:30p.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:43p.m.

Respectfully Submitted,

Dee Jenkins,
Recording Secretary