

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY, NOVEMBER 30, 2022 @ 5:30 p.m.

### MINUTES

The Board of Directors Meeting was called to order 5:30 p.m. by Bill Gregor.

### BOARD MEMBERS PRESENT AND FORMING A QUORUM

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

### OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company  
Dee Jenkins, Recording Secretary, The Emmons Company  
5 Homeowners Present

### ANNOUNCE BOARD MEMBER RESIGNATION/APPOINT NEW TREASURER

The Board received and announced the resignation of Michael Koslow. A motion was made by Bill Gregor to appoint Kitti McMeel as the new treasurer. The motion was seconded by Daniel Bland and passed unanimously.

### MINUTES

The minutes of the October 26, 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 October 26, 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

- Bill Gregor provided an overview of the financials for October 2022. Total cash-on-hand as of 10/31/22 was \$2.5 million with revenues at \$417,000 and a net surplus of \$92,210. **Motion:** Kitti McMeel made a motion to accept the financials as presented. The motion was seconded by Bill Gregor and passed unanimously.
- **Revised Budget – Motion:** Bill Gregor made a motion to accept the revised fiscal 2022-2023 operating budget as presented. The motion was seconded by Kitti McMeel and passed unanimously.
- **Capital Improvements Expenditures – Motion:** Bill Gregor made a motion based on the advice and recommendation of Legal Counsel to simplify matters, the Capital Improvement Fund shall be merged into and become part of the Replacement Reserve Fund. The motion was seconded by Kitti McMeel and passed unanimously.
- **Transfer of Funds – Motion:** Bill Gregor made a motion to a permanent transfer of funds necessary from the Reserve Funds to the Operating Fund to enable the Operating Fund to be in balance and not in a deficit position. The motion was seconded by Kitti McMeel and passed unanimously. The one-time transfer is based on the funded nature of the reserve study and on the advice of the Association Attorney.
- The Delinquency report was reviewed.

### PRESIDENTS REPORT

- Bill Gregor presented the presidents report and discussed there will be no Board meeting in December 2022 will resume in January 2023.

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## MEMBER COMMENTS

- Karen Misraje was present to complement how nice the financials look. New to Lakeshore Community and stopped by to see how our community runs.
- Michael Foore was present to discuss financials concerns; what is the sum transferred.
- Lloyd Carter was present to discuss water, landscaping lights and to piggyback on what Michael Foore had to say regarding financials.
- Susan Levy was present to discuss neighbors' home, landscaping needs to be cleaned.

## MANAGEMENT REPORT

**Rodent-** The Board reviewed Accurate log. One box was moved at the request of a homeowner, but no rodents were caught as of yet.

**Tenant Listing**– The Board reviewed the tenant log. Management sent out 35 letters and at this time only eight (8) homeowners have responded.

**Secural Security**-The security reports were reviewed.

## ARCHITECTURAL COMMITTEE

Kitti McMeel updated the Board on the architectural log and would like to modify the approval letter that homeowners receive.

## LANDSCAPE COMMITTEE

Louise Hartsock provided update to the Board on landscape.

## 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:** Daniel Bland made a motion to nominate himself as Chairman dock member. The motion was seconded by Bill Gregor and the motion passed unanimously. **Motion:** A motion was made by Bill Gregor to appoint Terry Hartsock to the dock committee. The motion was seconded by Daniel Bland and passed unanimously.

## OLD BUSINESS

**Drone Policy** - The Board reviewed the comments presented in response to the drone policy comment period. **Motion:** Kitti McMeel made a motion to approve the drone restriction policy. The motion was seconded Louise Hartsock motion and it passed unanimously.

**Rental Policy** - The Board reviewed the comments presented in response to the rental policy comment period. **Motion:** Kitti McMeel made a motion to approve rental cap policy. The motion was seconded Louise Hartsock motion and it passed unanimously.

**Pickle Ball Review** – Kitti McMeel provided an additional vendor to contact for a second quote with the addition of some modification requested. The review was tabled until the January meeting with the new vendor quote.

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## **NEW BUSINESS**

Nothing at this time

## **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.

## **MEMBER COMMENTS**

Michael Foore – Expressed thanks for services to Board members.  
4107 Lakeshore Lights – Tabled until next meeting.

## **NEXT MEETING**

The next meeting will be scheduled for January 25, 2023, at 5:30p.m.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 7:25p.m.

Respectfully Submitted,

Dee Jenkins, Recording Secretary