

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, MARCH 22, 2023 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:33p.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
2 Homeowners Present

MINUTES

The minutes of the February 22, 2023, Board of Directors Meeting were reviewed.

Motion: Bill Gregor made a motion to accept the minutes as amended. The motion was seconded by Daniel Bland and the motion passed unanimously. The minutes for February 22, 2023, 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. The minutes for March 29, 2023, Executive Session minutes were reviewed and discussed. **Motion:** Louise Hartsock made a motion to approve the minutes as amended. The motion was seconded by Kitti McMeel and the motion passed unanimously.

FINANCIALS

Bill Gregor reviewed the financials through February. We are at \$819,000 revenue YTD with total expenses of \$774,000 so we are in good financial shape. **Motion:** Daniel Bland made a motion to the financials as presented. The motion was seconded by Bill Gregor and the motion passed unanimously.

The Delinquency report was reviewed.

Lot#0404 – The Board reviewed the account, agreed to file a lien on account April 17th if not paid.

Lot#3801- The Board reviewed the account, **Tami** Zuccolillo will send a letter to homeowner offering a payment plan for delinquency.

MEMBER COMMENTS

Michael Foore had comments regarding a home not following the rules and having violations. Financial comments regarding the banks, cd's and money.

PRESIDENTS REPORT

Bill Gregor presented the presidents report and discussed that nominations must be received by April 3, 2023, and the Board is working on the budget for next fiscal year. Some challenges are facing Lakeshore like inflation and insurance costs have gone up.

MANAGEMENT REPORT

Rodent- The Board reviewed the accurate reports.

Tenant Listing– The Board reviewed the tenant report.

Secural Security-The security reports were reviewed. Secural Security Report had only four (4) days reported. Tami will call Secural and ask for the missing days.

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ARCHITECTURAL COMMITTEE

Kitti McMeel updated the Board on the architectural log. The committee will do their annual walk-thru in May and will focus on exterior painting.

LANDSCAPE COMMITTEE

Louise Hartsock provided a written report to the Board on landscape. Bill Gregor also provided an update to the Board on Landscape. A written Resignation Letter from Louise Hartsock was included in the packet. Management will place an article in the next newsletter asking for additional volunteers for the Landscape Committee.

Slade Landscape – The Board reviewed the proposal from Slade Landscape for \$2415.00 for the installation of roses and mulch in several areas of the community. **Motion:** Daniel Bland made a motion to accept the proposal in the amount of \$2415.00. The motion was seconded by Kitti McMeel and the motion passed 3-1.

TREE COMMITTEE

No report provided by Kathy Gilbert.

POOL COMMITTEE

No update provided on the pools.

DOCKS

Daniel Bland provided an update on the docks and discussed the upcoming application of aluminum sulfate to the lake.

WLMA

Lynda Brenner provided a written report on news at WLMA.

OLD BUSINESS

Audit and Tax Proposals – The Board discussed audit and tax proposals from Porter & Lasiewicz, Owens, Moskowitz and Associates and Scott Kravis & Company. **Motion:** Daniel Bland made a motion to accept the proposal from Scott Kravis & Company in the amount of \$3500. The motion was seconded by Kitti McMeel and the motion passed unanimously.

NEW BUSINESS

Insurance Renewal – The Board reviewed the insurance renewal. **Motion:** Bill Gregor made a motion to hold off until March 29, 2023. The motion was seconded by Kitti McMeel and the motion passed unanimously.

Proposed Light Tubes – Kitti McMeel will draft up rules regarding light tubes and will have it available at the next meeting.

Broken Lamppost – Management will obtain more bids and present to the Board at the next meeting.

Reserve Study Loyalty Plan – Already approved at the last meeting.

CORRESPONDENCE

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

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MEMBER COMMENTS

- Cheri Bland has concerns regarding a house with plastic on the roof and when the next annual walk through will take place.
- Michael Foore discussed insurance premiums and increases. Also, the path down 700 dock risk of slip and fall needs to be cleaned due to mud and dirt residue.

NEXT MEETING

The next meeting will be scheduled for April 26, 2023, at 5:30p.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:09p.m.

Respectfully Submitted,
Dee Jenkins, Recording Secretary