

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

WEDNESDAY NOVEMBER 29, 2023 @ 5:30 p.m.

MINUTES

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

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Michael Foore, Bill Gregor, Kitti McMeel, Tom Sutphen and Daniel Bland

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Lynda and Howard Brenner, Homeowners

Jesse Slade, Slade Landscaping

Cindy Roth, Homeowner

FINANCIALS

The October 2023 Financial Statements show:

- As of October 31, cash in Pacific Premier bank totals \$173,416.51 and invested funds in Morgan Stanley total approximately \$2,611,852.15 which is primarily invested in Treasury Bills with a small amount in a savings account for readily available cash.
- For the HOA total income thru October 31 is \$482,567.17
- Total expenses thru October 31 are \$381,806.22.
- This results in a preliminary net income of \$100,760.95 for the current fiscal year.

The Delinquency report was reviewed.

MEMBER COMMENTS

Nothing at this time

PRESIDENTS REPORT

Michael Foore ceded his time allotment to Jesse Slade from Slade Landscaping.

GUEST-Jesse Slade, Slade Landscaping

The Board requested the attendance of Slade Landscaping to address the concerns regarding the water bills and the potential over watering in some areas. Jesse Slade noted that the water has been cut back 30% from the normal amount and that the lawns will go dormant in many areas which will appear brown. The Board requested the water log be sent to Jesse each month for continued monitoring.

MANAGEMENT REPORT

Rodent- The Board reviewed the Accurate reports. Management will verify with Accurate regarding which boxes were tampered with and where the areas were.

Tenant Listing- The Board reviewed the tenant report. Notices will continue to be sent out for those that have leases expiring and have not provided management with updated lease information.

Secural Security-The security reports were reviewed.

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ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log. It was noted that the list of violations is going down and there will be no new violations reported until after the 1st of the year.

LANDSCAPE AND TREE COMMITTEE

Nancy Chambers and Patti Feddersen provided a comprehensive landscape report.

- Slade Proposals:
 - The Board reviewed a proposal in the amount of \$2520 for 32177 Sailview which includes regrading and removal of the roots and installing new soil (no new tree at this time). Motion: A motion was made by Tom Sutphen to approve the proposal subject to noted changes. The motion was seconded by Kitti McMeel and passed unanimously.
 - The Board reviewed a proposal in the amount of \$1,018 at 32108-32110 Beachfront to clean out lawn areas and add plant material (as noted on the proposal). Motion: A motion was made by Tom Sutphen to approve the proposal subject to noted changes. The motion was seconded by Kitti McMeel and passed unanimously.
 - The Board reviewed a proposal in the amount of \$344 to install new plant color at 3 monuments along Lake Harbor. Motion: A motion was made by Tom Sutphen to approve as presented. The motion was seconded by Michael Foore and passed unanimously.
 - The Board reviewed a proposal in the amount of \$169 to install plant material at dock 4. Motion: A motion was made by Tom Sutphen to approve the proposal presented. The motion was seconded by Kitti McMeel and passed unanimously.

POOL COMMITTEE

Nothing at this time

DOCKS

The dock committee provided an update on meetings conducted with Bodie and Swift regarding Dock 700 and the potential to only repair vs replacing. Additional discussion related to the changing out of the dock locks was reviewed. It was confirmed that all locks will have different keys for each dock. Management will coordinate the new keys with Wayne Nakamura.

WLMA

The Board reviewed the written report from Lynda Brenner.

OLD BUSINESS

Handyman for Lakeshore-Kitti McMeel suggested having a list of duties for a handyman to handle on a regular on going basis. Further review of a list of duties will be discussed.

Guest Policy-The Board reviewed the draft guest verbiage. Motion: A motion was made by Tom Sutphen to send it out to the membership for the 28 day comment period. The motion was seconded by Daniel Bland and passed unanimously.

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NEW BUSINESS

Proposed Amendment to Architectural Rule 1.3-The Board reviewed draft language that would propose a change to the architectural rule 1.3. Motion: A motion was made by Michael Foore to send out the verbiage to the membership for the 28-day comment period. The motion was seconded by Tom Sutphen and passed unanimously.

The City of WLVA Beautification Grant-Management will request the landscape committee review any potential areas and submit to the Board for review.

CORRESPONDENCE

All correspondence was reviewed, and management will respond accordingly.

MEMBER COMMENTS

Nothing at this time

NEXT MEETING

The next meeting will be held on January 24, 2024 at 5:30pm in the Fireside Room.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:20pm.

Respectfully Submitted,
Tami Zuccolillo, Recording Secretary