

**THE MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF THE
LAKEWOOD SHORES HOMEOWNERS ASSOCIATION**

January 8, 2026

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of the **Lakewood Shores Homeowners Association** held *via teleconference* on January 8, 2026. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:28 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice-President; Douglas Armstrong, Secretary; Freddy Espinoza, Treasurer; Marylou Garibaldi, Member at Large; Annalisa Brizuela, Member at Large; Gina Breeyear, Member at Large

BOARD MEMBERS ABSENT

None

MANAGEMENT

Wendy Mullens of The Management Trust (TMT) was present.

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION - None

ANNOUNCEMENTS - None

EXECUTIVE DISCLOSURE

It was noted that during the Executive Session held immediately prior to the General Meeting the Board approved Meeting Minutes and discussed delinquencies, violations, vendor performance, and parking.

CONSENT AGENDA

Ancalade moved to approve the following:

- the Minutes of the Regular Session held December 11, 2025
- the November 2025 Financial Report (subject to audit)
- all submitted Board Committee Reports

J. Garibaldi seconded the motion, which passed unanimously.

HOMEOWNER FORUM

None

COLLECTIONS / LIENS

Liens:

- In accordance with California Civil Code §5650-5740, a motion was made by Espinoza, seconded by Breeyear, and unanimously approved recording a lien on property identified as **Acct. #6393227501**, in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.
- In accordance with California Civil Code §5650-5740, a motion was made by Espinoza, seconded by Breeyear,, and unanimously approved recording a lien on property identified as **Acct. #6393004965**, in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

Foreclosures: None

Write-offs: None

Advanced Collections: None

MANAGEMENT UPDATE

- *Homeowner Correspondence:*
 - *Unit 94:* The Board reviewed a request from Homeowner for reimbursement of towing expenses in the total amount of \$520. Homeowner discussed the incident at issue. Management noted that this was not Homeowner's first such violation. In response to Board inquiry, Management noted that the HOA did not impose the towing/storage costs. Ancalade moved to deny said request. M. Garibaldi seconded the motion, which passed unanimously.
 - *Parking:* The Board reviewed complaints related to vehicles regularly being parked in fire lanes, along with bids for pertinent patrols. General discussion was held.

OLD BUSINESS

None

NEW BUSINESS

ProTec Rate Increase: General discussion was held. The matter was tabled, with the Board instructing Management to obtain bids from alternate vendors.

Landscaping: The Board reviewed a bid from Harvest Landscape for tree-pruning. With Management and the Board noting that this work is not currently necessary, the Board took no action.