

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

January 13, 2022

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of the **Lakewood Shores Homeowners Association** held at The Management Trust offices and *via teleconference* on January 13, 2022. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:32 p.m.

**BOARD MEMBERS PRESENT**

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Douglas Armstrong, Secretary; Nichole Crockrom, Treasurer; Georgina Breyer, Member at Large; Adama Dyoniziak, Member at Large

**BOARD MEMBERS ABSENT**

Kendall Inbody, Member at Large

**MINUTES**

The draft of the Minutes of the Regular Session held December 9, 2021, was unanimously approved, as submitted.

**MANAGEMENT**

Cheryl Kouchekinia of The Management Trust (TMT) was present.

**OTHERS PRESENT**

None

**VENDOR PRESENTATION**

None

**ANNOUNCEMENTS**

None

**UNFINISHED BUSINESS**

- **Lake/Streams Desludging:** Management reported on the status of such.
- **South Pool/Spa Renovation:** Management noted that vendor has further delayed said work until April. The Board instructed Management to follow up with vendor in an attempt to effect said work sooner.
- **Board Training:** Management noted that this is scheduled for February 10, 2022 at 6:30 p.m.

## UNFINISHED BUSINESS (Cont.)

- **Expanding Open Parking Spaces:** Tabled
- **Fob Reader Installation:** The Board instructed Management to invite a representative from The W.C. Friend Company to address the Board at the next Board Meeting.

## NEW BUSINESS

**Virtual Meeting Requirements:** Management reviewed such.

**Spectrum Agreement:** The Board briefly noted details related to such.

**Tree-Trimming:** The Board reviewed a bid for such from Harvest Landscape. The matter was tabled, with Management to arrange a sitewalk with vendor and Landscape Committee members to note particular problem areas.

**A/C Units in Common Area:** General discussion was held concerning the possibility of changing the Rules & Regulations to allow for such.

**Community Restrooms:** The Board voiced a desire to effect a refurbishment of such.

### Common Area Clean-Up:

- General discussion was held regarding pertinent rules and landscape maintenance.
- The Board instructed Management to ascertain from Miguel how much plant credit the HOA has remaining.

## TREASURER'S REPORT

Crockrom reported the following financial information for November 2021:

- Operating Account Balance           \$ 93,452.26
- Total Reserves Account Balance   \$1,512,443.97
- Income Year-to-Date                 \$ 529,095.59
- Expenses Year-to-Date               \$ 506,045.42
- YTD Income over Expenses           \$ 23,050.17

The November 2021 Financial Report was unanimously approved, subject to audit.

**Liens:** None

Ancalade moved to initiate non-judicial foreclosure proceedings against **Acct. #6392759393**. Breyer seconded the motion, which passed unanimously.

## TREASURER'S REPORT (Cont.)

### Financial Variance Report:

#### Operating Expenses

Top 3 Variances-to-Budget (+/- \$1,000 and/or 10%) explanation provided by Manager

Month to Date				Favorable/Unfavorable	
GL#	Description	(Over)	Under Budget	%	
61020	R&M Common Area		(2,839.40)	-68%	U
Repairs on concrete in common area					
61500	Electrical Repairs		(6,001.71)	-1801%	U
Excessive electrical repairs for lighting and fountains					
-	-	-	-	-	-
Year to Date				Favorable/Unfavorable	
GL#	Description	(Over)	Under Budget	%	
61020	R&M Common Area		(15,561.98)	-62%	U
Protect common area repairs to date					
61500	Electrical Repairs		(7,982.47)	-399%	U
Lights and electrical repairs on fountains					
64500	Security Patrol		(18,961.99)	-336%	U
Due to gate damage					

#### HOMEOWNER COMMENTS

Multiple homeowners contributed to discussion under **NEW BUSINESS > A/C Units in Common Area**

**89** -- Homeowner expressed her discontent with how recent groundcover removal enabled surface dirt being washed into the waterway during recent rainfall.

**69** -- Homeowner made inquiries concerning obtaining various information for distribution to block captains.

#### COMMITTEE REPORTS

**Community Engagement:** It was noted that the cancelled New Year's Eve event was rescheduled for February 5.

**Architecture:** The Committee briefly reviewed three recent ARC requests.

#### Community Safety:

- Breyer noted she will be passing along to Management instructions for the installation of the new pagoda lights.
- It was noted there is no universal gate entry code.

#### Communications:

- Ancalade noted that the production of the newsletter has fallen slightly behind but should shortly be back on schedule.
- Ancalade briefly noted plans to review the HOA website.

