

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

February 12, 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 February 12, 2026. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:38 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 contracts, Board member communications, and held three hearings.

CONSENT AGENDA

Ancalade moved to approve the following:

- the Minutes of the Regular Session held January 8, 2026
- the December 2025 Financial Report (subject to audit)
- investment opportunity
- all submitted Board Committee Reports

Espinoza seconded the motion, which passed unanimously.

HOMEOWNER FORUM

132 -- Homeowner noted that recycling is not being collected with sufficient frequency.

151 -- Homeowner noted ongoing issues with gate locks and suggested reverting to fobs.

COLLECTIONS / LIENS

Liens: None

Foreclosures: Ancalade moved to send a Notice of Intent to Foreclose letter regarding **Acct. #6393004965**. Espinoza seconded the motion, which passed unanimously.

- **Write-offs:** None
- **Advanced Collections:** None

MANAGEMENT UPDATE

- *Action Items:*
 - Management reviewed various items in progress and recently completed.
 - The Board instructed Management to research whether a new heater was recently installed in the south pool room.
 - The Board instructed Management to follow up with the County regard removal of direct proximate to tennis courts.
- *Homeowner Correspondence:* No action

OLD BUSINESS

Pump Replacement: Ancalade moved to ratify an approved bid from Solitude Lake Management for repair of Pump #8 at a total cost of \$4,343.77. M. Garibaldi seconded the motion, which passed unanimously.

Doorbell Cameras: General discussion was held concerning pertinent rules and compliance with such.

Community Solar Power: Management briefly reported on pertinent logistics.

Storage Boxes: General discussion was held concerning logistics related to HOA documents currently in storage at TMT.

NEW BUSINESS

Sewers:

- Espinoza moved to approve a bid from PMC Plumbing Services to excavate soil proximate to Units 8 and 11, and to install a Combination cleanout, at a total cost of \$4,866.12. J. Garibaldi seconded the motion, which passed 5-1 (Breeyear dissenting, Armstrong abstaining).

NEW BUSINESS (Cont.)

- Espinoza moved to approve a bid from PMC Plumbing Services to effect drain repair in front of Unit 11 at a total cost of \$2,944.14. J. Garibaldi seconded the motion, which passed 5-1 (Breeyear dissenting, Armstrong abstaining).
- **Lake/Stream Barrier:** Tabled
- **Landscaping:** Tabled

CORRESPONDENCE

Acct. #6393227501: The Board reviewed Homeowner's request for a payment plan of \$512 per month (including monthly HOA dues and a \$20/mo. monthly monitoring fee), plus a one-time payment-plan-agreement fee of \$125, until account is brought current. Ancalade moved to deny such, and to offer a payment plan of \$61.40/mo. (in addition to monthly HOA dues), plus an initial payment of \$1,475, until account is brought current. Espinoza seconded the motion, which passed 6-1 (M. Garibaldi dissenting).

ANNOUNCEMENTS

None

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, March 12, 2026 at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 8:41 p.m.

Prepared by: Greggory Moore, Recording Secretary (RSI)
Approved by:

Date

Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____

End of File.