

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

March 19, 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 March 19, 2026. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:43p.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 February 12, 2026
- the January 2026 Financial Report (subject to audit)
- GL Re-Classifications
- all submitted Board Committee Reports

Garibaldi seconded the motion, which passed unanimously.

HOMEOWNER FORUM

#95 – requested the board come up with an alternative option for the utility door replacement as the current door is no longer made. She asked that the empty areas of the stream be cleaned out, and requests that the board come up with a plan to replace trees as they are removed.

COLLECTIONS / LIENS

Liens: Ancalade motioned to approve the lien request for acc# 6393227501. Garibaldi seconded the motion, which passed unanimously.

Payment Plan: Ancalade moved to deny the payment plan as submitted by acc# 6393227501 and present the owner with the counter offer as follows:

50% down payment of the balance due, \$516.00 per month, \$125.00 one time payment plan agreement and \$20 per month monitoring fee. Breeyear 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.
- *Homeowner Correspondence:* No action

OLD BUSINESS

Lake/Stream: Garibaldi informed management and the board that Harvest Landscape will be submitting revised proposals for the lake/stream barriers he has proposed to repair.

Landscape: Garibaldi motioned to approve proposals #155663 \$883.48 to install 4 Nandinas and 8 Clivias in various bare areas and #155666 \$358.70 to install 12 1-gallon Jasmines in various bare areas. Breeyear seconded the motion, which passed unanimously.

Sewer Line Repair: Management informed that board that PMC evaluated and found additional issues. PMC is recommending a full sewer line replacement. They will provide a revised proposal by end of the week.

Soil Installation: Brizuela motioned to approve Torrey Pines CAM proposal to install 10-12 yards of soil in the amount of \$1500.00 to the area affected by the sewer line backup. Breeyear seconded the motion, which passed unanimously.

NEW BUSINESS

Pool/Spa: Ancalade motioned to approve Alcazar Custom Pools proposal to install a new pool heater to the south pool in the amount of \$5350.00. Garibaldi seconded the motion, which passed unanimously

Bathrooms: Garibaldi motioned to approve PMC Plumbing proposal in the amount of 2866.66 to install a new water heater in the north bathroom. Ancalade seconded the motion, which passed unanimously.

Tree Removal: Tabled. Can the Ficus tree be laced or thinned?

Drain Installations: Garibaldi motioned to approve Harvest Landscape proposals #157021 \$1479.00, #157173 \$1333.51, #157186 \$1333.51 and #157255 \$1661.90 to install landscape drains in various areas throughout the HOA that flood in heavy rains. Breeyear seconded the motion, which passed unanimously.

Concrete Removal/Replacement: Garibaldi motioned to approve the Harvest Landscape proposal #157217 \$7680.00 to remove and replace the concrete in the noted area to aid in drainage remediation.

Tree Stump Removal: Breeyear motioned to approve Harvest Landscape proposal #157599 \$300.00 to remove the tree stump near #201. Armstrong seconded the motion, Brizuela opposed. Motion passed with majority in favor.

Caterpillar Control: Harvest Proposal #157574 tabled.

CG Group Contract Renewal: Ancalade will contact CG Group to discuss and report back to the board. Tabled.

CORRESPONDENCE: None

ANNOUNCEMENTS

None

NEXT MEETING(s)

- **Regular Board Meeting:** Thursday, April 9, 2026, at 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 9:10 p.m.

Prepared by: Wendy Mullens – Community Manager)

Approved by:

Date
Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____