

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

May 11, 2023

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 May 11, 2023. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 7:32 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Nichole Crockrom, Treasurer; Douglas Armstrong, Secretary; Elizabeth Schendel, Member at Large; Georgina Breyer, Member at Large.

BOARD MEMBERS ABSENT

Adama Dyoniziak, Member at Large

MINUTES

The draft of the Minutes of the Regular Session held April 13, 2022, was unanimously approved as submitted.

MANAGEMENT

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

OTHERS PRESENT (excluding homeowners)

None

VENDOR PRESENTATION

None

ANNOUNCEMENTS

Garibaldi noted that one of Dyoniziak's dogs recent died ostensibly due to ingesting poison within the Community.

Homeowner Forum

50 -- Homeowner alerted the Board to a traffic mirror that is obscured by trees.

141 -- Homeowner expressed discontent with the draft of the proposed update to the Parking Rules, reviewing pertinent details, and urged no further action on the proposed update until after the forthcoming Board election. Homeowner expressed his interest in serving on the Parking Committee.

Homeowner Forum (Cont.)

232 -- Homeowner expressed concern that the recent dues increase was not high enough consider the HOA’s reserve funding, reviewing budgetary reasons for said concern.

69 -- Homeowner made inquiries concerning obtaining Wi-Fi service in the pool area. Management noted that vendor is working on supply this.

HOUSEKEEPING

Treasurer’s Report

Crockrom reported the following financial information for March 2023:

- Operating Account Balance \$ 100,584.51
- Total Reserves Account Balance \$1,459,550.64
- Income Year-to-Date \$ 962,493.59
- Expenses Year-to-Date \$ 946,739.80
- YTD Income over Expenses \$ 15,753.79

The March 2023 Financial Report was unanimously approved, subject to audit.

Foreclosures: Ancalade moved to send an intent to foreclose letter against **Acct. #6392868760**. Crockrom seconded the motion, which passed unanimously.

Write-offs: None

Collections: None

Financial Variance Report: None

Management Update

- *Annual Election:* Brief discussion was held.
- *FY2023-24 Audit:* No action
- *Request for Removal of Late Fees:* The Board reviewed a homeowner’s request for such in the total amount of \$120. The matter was tabled, with the Board instructing Management to invite Homeowner to an Executive Session for further discussion.
- *Updated Draft Parking Rules:* Garibaldi move to adopt such. Crockrom seconded the motion. General discussion was held concerning Membership feedback. Discussion was held concerning Patrol One’s enforcement of parking rules. The motion failed 2-2-1 (Ancalade and Armstrong dissenting; Breyer abstaining).

ARCHITECTURE & RULES

- Old Business
 - *Community Poolhouse Renovations*: Management presented on a bid for new toilets.
 - *Fob Policy*: Garibaldi noted that the HOA has received the new fobs. Garibaldi moved to mail the Membership notice of distribution of such (total cost TBD). Breyer seconded the motion, which passed 4-1 (Ancalade dissenting).
- New Business -- None
- Updates -- None

SECURITY & MAINTENANCE

- Old Business
 - *Pagoda Lights*:
 - The Board instructed Management to follow up with vendor on labor costs.
 - Breyer moved to approve a bid from Shock-A-Doo to replace ten (10) open parking light at a total cost of \$1,500. Garibaldi seconded the motion, which passed unanimously.
 - Breyer moved to approve a bid from Shock-A-Doo to replace 12 pedestrian gate lights at a total cost of \$3,300. Garibaldi seconded the motion, which passed unanimously.
- New Business -- None
- Updates -- None
- Neighborhood Watch -- None

LANDSCAPING & WATERWAYS

- Old Business
 - *Lakes/Streams*: None
 - *Landscaping Bids*: Garibaldi provided a brief update on work in-progress.
- New Business - None
- Updates -- None

COMMUNICATIONS & COMMUNITY ENGAGEMENT

- Old Business
 - *Newsletter*: Ancalade briefly noted the forthcoming May newsletter.
 - *Block Captains*: No update
 - *Website*: No update
- New Business -- None
- Updates -- None

