

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

May 12, 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 May 12, 2022. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:31 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; Kendall Inbody, Member at Large.

BOARD MEMBERS ABSENT - None

MINUTES

The draft of the Minutes of the Regular Session held April 14, 2022, was unanimously approved as submitted.

MANAGEMENT

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

VENDOR PRESENTATION - None

ANNOUNCEMENTS

Garibaldi briefly noted the upcoming Annual Election, thanking Board members for their service.

TREASURER'S REPORT

Crockrom reported the following financial information for March 2022:

Operating Account Balance.....	\$137,615.16
Total Reserves Account Balance	\$1,475,751.88
Income Year-to-Date	\$905,593.29
Expenses Year-to-Date	\$883,688.72
YTD Income over Expenses.....	\$21,904.57

Crockrom noted that the drop-off in YTD Income over Expenses between February and March is due primarily to attorney fees related to a particular matter.

The March 2022 Financial Report was unanimously approved, subject to audit.

TREASURER'S REPORT (Cont.)

Liens: Tabled to the June Board Meeting

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	%		
60100	Office and Postage	(2,022.82)	-128%	U	
60560	Attorney Fees	(40,249.20)	-16100%	U	
<u>Check was coded to Attorney (unit 44) settlement.</u>					
64500	Security Patrol	(1,738.50)	-185%	U	
<u>Overage due to damaged gate.</u>					
Year to Date				Favorable/Unfavorable	
GL#	Description	(Over) Under Budget	%		
60560	Attorney Fees	(39,161.51)	-1566%	U	
<u>Unit #44</u>					
61020	R&M Common Area	(19,382.16)	-47%	U	
<u>Repairs to common area- (misc. work and concrete repairs)</u>					
61400	Lakes/Streams Maint	(9,217.94)	-25%	U	
<u>repairs for pumps/electrical</u>					

UNFINISHED BUSINESS

Community Restroom Remodel: The Board reviewed two bids received for such. General discussion was held, after which the matter was tabled, with Management to obtain additional bids and an update of one of the received bids.

South Pool/Spa Renovation: Management provided an update on the status of such, noting a delay resulting from a detected leak, but that, barring the unforeseen, the project should be completed this month.

Tennis Court Screens: It was noted that screens have been erected on both courts.

Gate Maintenance: General discussion was held, after which the matter was tabled pending receipt of additional bids.

Lockset System: The Board reviewed bids received for such. General discussion was held, after which the matter was tabled, with Garibaldi to conduct further research.

NEW BUSINESS

Security Service: The Board reviewed bids received from vendors to provide such. The Board provided Management with instructions for altering the posting orders with the HOA's current vendor (viz., Patrol One).

Landscape: The Board reviewed bids for various work.

- Ancalade moved to approve three bids from Harvest Landscape to install 85 plants total at a total cost of \$4,200. Dyoniziak seconded the motion, which passed unanimously.
- Garibaldi moved to approve a bid from Harvest Landscape for a tree removal proximate to the tennis court at a total cost of \$953. Crockrom seconded the motion, which passed 4-2 (Breyer and Ancalade dissenting; Armstrong abstaining).

COMMITTEE REPORTS

Community Engagement:

- Crockrom briefly reviewed the recent Cinco de Mayo event.
- Crockrom noted that until further notice monthly events will be held on Friday nights at 7 p.m.
- It was noted that the Neighborhood Watch is still soliciting block captains.

Architecture:

- Brief discussion was held concerning the status of ARC requests.
- Armstrong suggested that the HOA provide more information to new residents.

Community Safety:

- Breyer reported on the progress of installation of new pagoda lights, noting she will be doing a walk-through within a week to confirm that installation of the second round of 25 has been completed.
- Armstrong noted that the Community entry lights have not been functioning for approximately ten (10) days. Garibaldi volunteered to attend to the matter.
- The Committee noted that their next project is to redress the Community's dark areas.

Groundskeeping: Dyoniziak reviewed details relating to keeping the Membership apprised of when forthcoming ground-cover work will affect their units, noting that the first phase of said work is slated to begin in June.

Communications: Inbody briefly discussed the most recent HOA newsletter.

COMMITTEE REPORTS (Cont.)

Rules: Per Garibaldi...

- The Committee does not recommend changing the rules disallowing the location of A/C condensers in the common area.
- The Committee recommends adding a rule disallowing conducting business (e.g., giving lessons) in the pool, Jacuzzi, and tennis court.
- The Committee recommends adding a rule making it mandatory for residents to provide the HOA with vehicle information.
- The Committee recommends adding a rule concerning emergency water shutoff.

MANAGEMENT REPORT

- The Action List was submitted for review.
- The Work Order Log was submitted for review.
- Management briefly noted supply-chain issues delaying various work.

CORRESPONDENCE

None

HOMEOWNER COMMENTS

42 --

- Homeowner made inquiries concerning a violation notice she received.
- Homeowner made inquiries concerning enforcement of quiet hours.
- Homeowner made inquiries concerning tree cutting.

97 --

- Homeowner expressed discontent with Harvest Landscape concerning their providing notice of tree-trimming/-cutting proximate to individual properties and clean-up after such work.
- Homeowner requested that the Board allow homeowners to submit queries in advance of Board meetings so that the Board can answer them at Board meetings.

232 --

- Homeowner expressed his appreciation for Board members' service.
- Homeowner provided input concerning logistics of the proposed fob entry system.
- Homeowner made inquiries concerning the HOA's protocol for HOA communications to the Membership, noting he has thrice inquired of Management regarding details of such but has received no reply.

132 --

- Homeowner made inquiries concerning parking.
- Homeowner requested timely Board action regarding an ARC request.

HOMEOWNER COMMENTS (Cont.)

50 --

- Homeowner expressed her appreciation of the most recent HOA newsletter.
- Homeowner expressed his appreciation for Board members' service.

69 -- Homeowner volunteered to provide various information to **132** concerning parking.

89 --

- Homeowner expressed appreciation of the recent Cinco de Mayo event.
- Homeowner expressed discontent with the cloudiness of the stream proximate to her unit.

NEXT MEETING(s)

- **Annual Board Meeting:** Thursday, June 23, 2022 @ 5 p.m.
- **Regular Board Meeting:** Thursday, July 14, 2022 @ 6:30 p.m.

ADJOURNMENT

The Board Meeting adjourned at 8:19 p.m. to convene the Executive Session to review delinquencies.

Prepared by: Gregory Moore, Recording Secretary (RSI)*
(Present via teleconference.)

Approved by:

Douglas Armstrong, Secretary Date
Lakewood Shores Homeowners Association

As Submitted _____ As Amended _____

END OF FILE