

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

October 9, 2025

CALL TO ORDER

The following are the Minutes of the Executive Meeting of the Board of Directors of **Lakewood Shores Homeowners Association**, held *via teleconference* on October 9, 2025. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:36 p.m.

BOARD MEMBERS PRESENT

Jeremy Ancalade, President; Jim Garibaldi, Vice-President; Douglas Armstrong, Secretary; Freddy Espinoza, Treasurer; Marylou Garibaldi, Member at Large; Gina Breeyear, Member at Large

BOARD MEMBERS ABSENT

Annalisa Brizuela, Member at Large

MANAGEMENT

Wendy Mullens of The Management Trust (TMT) was present.

OTHERS PRESENT

None

MINUTES

Armstrong moved to approve draft of the Minutes of the Executive Session held September 18, 2025, as submitted. J. Garibaldi seconded the motion, which passed 5-0 (Espinoza abstaining).

DELINQUENCIES

- The current report (dated 7/31/2025) was reviewed.
- *Acct. #6392313835*: The Board reviewed Homeowner's request for a waiver of fees.
- By unanimous consent the Board instructed Management to automatically deny fee-waiver and balance-reminder requests.

Foreclosures: None

Write-Offs: None

Collections: The current report was reviewed.

