

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

December 11, 2025

**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 December 11, 2025. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:33 p.m.

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

Freddy Espinoza, Treasurer; Marylou Garibaldi, Member at Large; Annalisa Brizuela, Member at Large

**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 delinquencies and violations.

**CONSENT AGENDA**

Armstrong moved to approve the following:

- the Minutes of the Regular Session held November 13, 2025
- the October 2025 Financial Report (subject to audit)
- all submitted Board Committee Reports

Breeyear seconded the motion, which passed unanimously.

**HOMEOWNER FORUM**

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- Homeowner noted that fence damage related to a break-in three weeks ago has yet to be repaired.
- Homeowner made inquiries concerning HOA insurance; Management noted that coverage is in effect.

**COLLECTIONS / LIENS**

**Liens:** In accordance with California Civil Code §5650-5740, a motion was made by Ancalade, seconded by Breeyear, and unanimously approved recording a lien on property identified as **Acct. #6393246227**, in accordance with the Association’s adopted Delinquent Assessment Collection Policy and California Civil Code.

**Foreclosures:** None

**Write-offs:** None

**Advanced Collections:** None

**MANAGEMENT UPDATE**

- *Homeowner Correspondence:* None

**OLD BUSINESS**

**Pump Repair:** Ancalade moved to ratify the following approved bids from Solitude Lake Management for the following:

- repair of Pump #13 at a total cost of \$5,391.46
- repair of System #1 at a total cost of \$7,257.41

J. Garibaldi seconded the motion, which passed unanimously.

**Common-Area Maintenance/Repair:** Breeyear moved to ratify five completed maintenance items (at no additional cost to HOA) noted on ProTec Building Services’s CARE Report. Ancalade seconded the motion, which passed unanimously.

**NEW BUSINESS**

**2025 Audit:** The Board review a draft of such (prepared by Owens, Moskowitz & Associates). After discussion, Ancalade moved to send an emended draft to the Membership. J. Garibaldi seconded the motion, which passed unanimously.

**Vehicle Gate Maintenance:** The Board reviewed a proposal from California Gate & Entry Systems to serve as the HOA’s vendor for such.

**NEW BUSINESS (Cont.)**

**Landscaping:** The Board reviewed four bids for planter drain installation but by unanimous consent took no action.

**MANAGEMENT REPORTS**

**Action Item List:** Submitted for Board review

- The Board noted instructed Management to obtain an outside opinion concerning gas/heating issues with the pool.
- The Board instructed Management to obtain bids for concrete repair related to damage from tree roots.
- The Board instructed Management to obtain from TMT costs for a) scanning all HOA documents they are holding and b) per-trip charges for bringing boxes of such to the Community.

**Harvest Landscape Report:** Submitted for Board review.

**Solitude Lake Management Report:** Submitted for Board review.

- J. Garibaldi presented on his and Breyear's consultation with an outside vendor regarding maintenance and water clarity, noting that a pertinent bid from vendor is forthcoming.

**Patrol One Inspections and Communication Summary:** Submitted for Board review.

**Pest Control Report:** Submitted for Board review.

- Ancalade presented on the presence of Asian Tiger mosquitoes within the Community, noting that forthcoming vector-control measure will include introducing fish into Community lakes/streams to eat mosquito eggs; and that residents should be diligent about eliminating standing water.

**Work Order Summary:** Submitted for Board review.

**ARC Report:** Submitted for Board review.

**Violations Report:** Submitted for Board review.

**CORRESPONDENCE**

None

**ANNOUNCEMENTS**

None

**NEXT MEETING(s)**

- **Regular Board Meeting:** Thursday, January 8, 2026 at 6:30 p.m.

