

**Towns at Lakeside
Board Meeting
Thursday, January 18, 2024
5:30 P.M.
Lakeside Plantation Clubhouse
Board Approved Minutes**

Meeting Called to Order:

Pat Cruse called meeting to order at 5:42 pm. Quorum of members. James Ro from Sunvast presented.

Board members present: Scott Blattel, Devon Poulos, Faith Saul, Jamie Granillo, and Pat Cruse. James Ro from Sunvast was present.

Confirmation of Posting:

James Ro confirmed that the meeting notice was posted in accordance with the Florida Statutes and the Bylaws of our Association.

Reading of Previous Meeting Minutes: Scott made a motion to waive the reading and approve the November 16, 2023, and October 25, 2023, minutes. Jamie seconded the motion. The motion passed unanimously.

UNFINISHED BUSINESS:

Vacant lot update/dues collection: \$11,186 has been collected from lots 105, 106, 131, 135, and 136. Invoices have been sent for the rest of the vacant lots and we are still waiting on checks from the county.

Bad debt update: James gave updates on bad debt, which is approximately \$10K.

Palm trees in cul-de-sacs: The trees have been planted. Palm trees are doing well but need trimming/clean-up. This will be done at the end of the month.

Landscaping: Any plant or shrub replacement from Hurricane Ian will be done in the summer months when there is more rain. The Landscape Committee (Ken Saul, Faith Saul, Lisa Wells, Pat Cruse) will walk the neighborhood April/May timeframe to see what needs to be done. In the meantime, residents can email James along with a picture to show any plants or shrubs that are dead/missing. James will then send to TruScapes. James will create a database that lists residents and what needs to be done so that it can be reviewed at each meeting and updates provided. Devon made a motion and Pat seconded the motion.

Mulch: The mulch has been replaced. In the future, mulch will be done to a standard minimum application of at least two inches.

Irrigation pumps: Scott has handled this. Timers are working on all pumps.

Landscape contract reviews: James requested bids from five companies and three provided bids. Down to Earth bid was \$140K, Artistree bid was \$161K and LMP bid was \$76K. TruScapes bid is about \$74K.

Streetlights/Poles: Pat found out that FPL is billing us for lights under the model home address. James will update this. James has been in touch with the service manager regarding the missing and malfunctioning lights.

Solar lights for mailbox kiosks: Pat is working on getting lights.

No soliciting signs: Pat is looking into this.

Special assessment: Residents were reminded to send this one-time assessment that is due February 29th.

Ballot amendments: Faith contacted attorney regarding the number of rentals we now have, which is approximately 30%. She was advised that we could include a two-year moratorium on new resident ownership before renting. This will be placed on the ballot. Golf carts are allowed according to new law.

Violations: This includes leaving trash cans out and parking violations. Pat will get the attorney's opinion on this. We will discuss this at the next meeting. James will include these violations on the spreadsheet already discussed for landscaping concerns so that we can get updates. James will include if these are owners or tenants. Pat will get attorney's opinion on requiring lease renewal approval for habitual renter violations.

Comments/Questions/Concerns:

Roof caps missing: Residents should email James if they notice any missing roof caps.

Parking: This area is still a concern. Residents are parking in visitor parking. Many residents are parking on the streets. This topic will be added to the next agenda to discuss.

Communication: Discussed how to improve communication with residents. Possible ideas included allowing meetings to be held via zoom, update email list, provide a list of committee members on the website, possible use of Facebook, and website access updates to be authorized by Jamie. Jamie will get with James to discuss next steps.

Tree violations: James has sent out numerous violation letters. This area will also be added to the spreadsheet for updates (system response sheet). This way we can discuss at each meeting any updates that have occurred.

Voting: A notice will be sent to owners in March and voting will take place in April.

Next meeting scheduled for 5:30 pm on February 22, 2024, at the Lakeside Plantation Clubhouse.

Meeting adjourned at 8:10 pm.