

**Towns at Lakeside
Board Meeting
Thursday, October 17, 2024
5:30 pm
Lakeside Plantation Clubhouse**

Meeting Called to Order:

Devon Poulos called the meeting to order at 5:30 pm. There was a quorum of members. James from Sunvast presented.

Board members present: Devon Poulos, Jamie Granillo, Lisa Wells, and Faith Saul were present. Duane Asdourian attended via zoom.

Confirmation of Posting:

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

Reading of Previous Meeting Minutes: Jamie made a motion to approve the September 19, 2024, minutes, and the Emergency Board Meeting on October 7, 2024. Lisa seconded the motion. The motion passed unanimously.

Old Business:

Halloween: Devon mentioned that both entrances of Jonah Drive will be closed for the Halloween event. Only residents of the townhouses will be allowed to come in by showing your driver's license with address. No guests will be allowed in. James sent out an email notice.

Violation update: James gave an update on the violations list. He mentioned letters have gone out, but with Hurricane Milton, homeowners may take some time to make repairs.

New Business:

Budget: Devon discussed the operating funds and reserve funds. He mentioned we currently have a very healthy budget. There is a possibility of a \$10 increase in dues for next year, which would increase the monthly fee to \$170. Lisa discussed the 2024 budget that would be in the amount of \$491,400.

Devon mentioned we are in the process of possible landscape changes, but this will be discussed in the future.

After-storm cleanup: Devon discussed that Truscapes has been tied up with properties affected by the hurricanes, but they will be doing clean-up in our area.

Pressure washing: Devon mentioned that the pressure washing will start October 21st and be completed by Fleet Kleen. Any owner that wants their driveway and sidewalk pressure washed for \$50 needs to contact Fleet Kleen before October 27th.

Lisa mentioned the possibility of a window washing company to come out after the pressure washing. None of the companies Lisa contacted has returned her calls.

Updates:

Tape on windows: Some residents have put tape on their windows. Letters were sent out to residents in violation. Duane discussed the rules on the window coverings as per the Declarations and Covenants.

James Action Items:

- Consult with attorney regarding plywood during a declared state of emergency.
- Emails for pressure washing and Halloween event

The next meeting is November 21, 2024, at 5:30 pm at the Lakeside Plantation Clubhouse.

Meeting was adjourned at 6:39 pm.