

**Towns at Lakeside
Board Meeting
Thursday, April 17, 2025
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, Lisa Wells, and Bob Sixt.

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: Reading of the minutes from January 16, 2025, will be done at the next meeting along with the reading of the minutes for today's meeting. The March meeting was the annual meeting so there are no minutes.

Old Business:

Replacement of benches: We have money in the budget to replace benches. Devon made a motion for James to bring back three quotes to our next meeting for replacement of the benches to include installation and removal of old benches.

Appointment of Board member: Lisa made a motion to appoint Jamie Granillo on the Board as she did not run during the March elections. Bob seconded the motion and it passed unanimously.

Landscaping: Devon discussed previous information regarding changing the landscaping and that it would have to be two-thirds vote from the residents to change the landscaping. Lisa discussed the irrigation system replacement. There was a discussion on doing the project in phases. Devon mentioned the irrigation system replacement will be in 2030. He also reported the past cost for repairs to the irrigation system. Lisa asked for volunteers to serve on a Landscape Committee.

Security cameras: Devon discussed the cameras must not be filming common areas. The ring cameras that residents have installed appear to be in the appropriate locations.

Decorative window shutters: James sent a picture of the shutters to the Board. The shutters appear to match. Lisa made a motion to approve the decorative shutter. Bob seconded the motion and the motion passed unanimously. The window shutter information is listed below:

RNB Building Products

**Raised Panel Shutters, Standard Raised Panel Exterior Vinyl Window Shutters, Black,
(1 Pair = 2pcs) 14.5"W x 58.5"H**

PART #: BRPWS14.5-58.5

<https://www.amazon.com/Shutters-Raised-Standard-Exterior-Window/dp/B0881WMSTC?th=1>

New Business:

Short-term rentals: There has been many short-term rentals. If residents see this, please let James know so he can address this. You are authorized to rent with a lease for 30 days or more in a 12-month period. An application must be submitted along with a background check. The background check must include all persons living in the home that are 18 years old or older.

Review violation list: Lisa mentioned using a color-coded system. James mentioned most violations seem to be garbage cans. Devon brought up that by the third violation for the same offense should go to fining. Devon mentioned using the meeting date for the date for the violation list. Violation letters go to homeowners via mail and email.

Elect new officers: Jamie made a motion for Devon to serve as President. Motion was seconded by Lisa and passed unanimously. Motion made by Bob for Lisa to serve as Vice-President. Motion did not pass. Motion made by Lisa for Bob to service as Vice-President and seconded by Devon. Motion passed unanimously. Jamie made a motion for Lisa to serve as Treasurer. The motion was seconded by Devon and passed unanimously. Jamie volunteered to serve as Secretary, and it was unanimous consent.

Set meeting schedule: Will remain the third Thursday of the month.

Define responsibilities: Lisa will do the newsletter quarterly. Jamie will maintain the kiosks and website changes. Devon will stay on the Purchase/Rental Application Committee and Bob will also be on the committee.

Updates:

James Action Items: Obtain the quotes for the benches.

Devon made a motion to adjourn meeting. Lisa seconded the motion and it passed unanimously.

Meeting was adjourned at 6:59 pm.