

**Towns at Lakeside
Board Meeting
Thursday, January 16, 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, Jamie Granillo, Lisa Wells, Faith Saul, and Duane Asdourian were present.

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 November 21, 2024, minutes. Lisa seconded the motion. The motion passed unanimously.

Old Business:

Hurricane shutters: Duane and Faith met with vendors. Duane discussed that there are a variety of types of shutters. James shared information on the state statute. The hurricane shutter rule previously approved was updated. This information will be posted on the webpage and updated on the kiosks. Homeowners are not obligated to obtain hurricane shutters. Faith made a motion to pass the update and Duane seconded the motion. Motion passed unanimously.

Landscape update: Lisa has tried to get quotes for the landscape changes. Truscapes was the only company that she was able to get a quote. James contacted many companies with no success. Lisa discussed many of the ideas for landscape changes. There are many factors to consider such as the irrigation system. This update would have to be voted on by the homeowners. Devon mentioned any project would require three quotes to proceed. He also discussed a more phased approach to the landscape updates. It was discussed that the first step would be to look at the irrigation system. Duane will look into this and discuss at the next meeting. James will provide/assist in getting a copy of the schematics of the irrigation system.

New Business:

Ring/doorbell camera: James mentioned that many homeowners have the ring-type doorbell/camera. They are allowed as long as you are not able to record common areas or conversations.

Future contracts: Duane brought up that Board Members should see contracts prior to voting.

Election process: Lisa mentioned we should discuss process so that homeowners that may desire to run for the Board are aware of the process. James sends out a notice at the beginning of

February letting residents know they can add their name to the ballots. Then, 14 days prior to the March meeting the ballots go out for voting. It was discussed that there are three Board Members not planning on running again. Devon looked into compensation for Board Members, however, this is not allowed.

Booting/retrimming palms: Lisa discussed that this should be done March/April timeframe. Lisa made a motion to have J.B. Trees complete this work not to exceed \$5,000. Devon seconded the motion. The motion passed unanimously.

Updates:

James Action Items:

- Provide/assist in getting a copy of the schematics of the irrigation system.

The next meeting is February 20, 2025, at 5:30 pm at the Lakeside Plantation Clubhouse.

Duane made a motion to adjourn. Lisa seconded motion and it passed unanimously.

Meeting was adjourned at 7:40 pm.