

**Towns at Lakeside
Board Meeting
Thursday, July 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, Faith Saul, Bob Sixt, and Jamie Granillo.

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: Lisa made a motion to approve the previous meeting minutes. Jamie seconded the motion and it passed unanimously.

Old Business:

Parking: Faith discussed that North Port Police can come to the community for a cost of \$60-\$80 an hour for a four-hour minimum. Bob mentioned the possibility of them coming out a few times per year to ticket residents parking on the streets. After October 1st, the cost would be \$85 per hour for a detail to give out warnings or parking tickets. Devon discussed we either pay a detail or call the police to report violators. It was decided that we will try to make calls to report violators.

New Business:

Pressure-washing: Devon reached out to Getz Pressure-Washing and received an estimate to pressure-wash the sidewalks and visitor parking for a cost of \$800. He is waiting for them to provide an estimate for the cost to pressure-wash the townhouses including gutters. Gorilla Clean provided an estimate in the amount of \$25,125. Fleet Kleen provided an estimate for \$21,233. James will get updated quotes for the warm-wash process for a November timeframe.

Ground cover/landscaping: Lisa discussed information from the Landscape Committee concerning ground cover. There was a discussion on planting sod. Devon mentioned irrigation needs to be discussed especially if going with sod. The information regarding uniformity and limitations on pots was discussed. Lisa mentioned we could decide now on the sod or decide on enforcing the number of pots. A discussion on options was discussed in length. Per the attorney, we need to get two-thirds vote to change the landscaping. Devon mentioned we need to get a proposal completed so we can have a vote to move forward or not. We discussed a list of guidelines to implement if the proposal is not voted in. Lisa made a motion to add the guidelines for replacement plants to website. Devon seconded and the motion passed unanimously.

New officer positions: Devon mentioned that his work schedule has changed, and he would like to see if anyone would like to take the position of President. Devon made a motion to nominate Bob as President. Lisa seconded the motion and it passed unanimously. Lisa made a motion for Faith to assume the position of Vice-President. Bob seconded the motion and it passed unanimously. Devon will take the position of board member at large.

Communication to residents: There was discussion on being professional with emails and correspondence to residents.

Removal from committee: If a homeowner is not in good standing, they will be removed from any committees. At this time, Gary Feldman will be removed from the Compliance/Fining Committee.

Sliding rear windows: Devon made a motion to deny the architectural request for 2267 Mulberry Lane to install a sliding window. Bob seconded the motion and the motion passed unanimously. James will get with the attorney to draft a clean-slate letter moving forward to let homeowners know they cannot install this type of window.

Parking lot curbs: Southwest Maintenance will remove and replace 14 parking curbs for \$200 each curb. This excludes the overflow lot. Bob made a motion to approve, and Faith seconded the motion. The motion passed unanimously.

Additional bench order: Price for an additional bench is \$850. Devon made a motion to approve the bench order. Lisa seconded the motion and it passed unanimously.

Irrigation boxes: The ground is sinking at 1070 Jonah where the irrigation boxes are located. Truscapes made a repair and were paid for the services. An updated picture was given to Lisa that work was completed. James will get with Truscapes to combine the boxes and put stone down if recommended for a cost not to exceed \$1000. Devon made a motion and Jamie seconded the motion which passed unanimously. James will get with American Irrigation Systems to review our irrigation system for a cost not to exceed \$2000. Lisa made a motion and Bob seconded the motion which passed unanimously.

James will get with an engineer for the cost of \$6,500 to check area to see what needs to be done. American Irrigation Systems mentioned that the boxes can be combined and the area regraded.

Compliance/Fining Committee Recommendations

James Action Items:

- Get updated quotes for pressure-washing in November.
- Get with attorney for a clean-slate letter regarding sliding windows.
- Get with Truscapes regarding boxes at 1070 Jonah Drive.
- Get with American Irrigation Systems for an irrigation inspection.

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

Meeting was adjourned at 7:46 pm.