

**Towns at Lakeside  
Board Meeting  
Thursday, May 15, 2025  
5:30 pm  
Lakeside Plantation Clubhouse**

**Meeting Called to Order:**

Devon Poulos called the meeting to order at 5:31 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:** Lisa made a motion to approve the January 16, 2025, minutes and April 17, 2025, minutes. Jamie seconded the motion and it passed unanimously.

**Old Business:**

Committees: Each committee was reviewed and updated. The website will be updated with the new changes.

**New Business:**

Driveways: Some of the driveways are dirty and need cleaning. Some driveways have cracks. Bob will prepare a before and after picture and give to Lisa so she can prepare it for an email that James will send out to residents.

Appoint new board member: Devon made a motion to add Faith Saul to the board (at large member). Bob seconded the motion and it passed unanimously.

Truscapes: The trimming schedule has been delayed. There was a discussion of the charges for irrigation repairs. Truscapes is not adhering to the trimming schedule. James will get with Truscapes to discuss the trimming.

**Compliance/Fining Committee Recommendations:**

The violation list was reviewed. There was a discussion on how to make the spreadsheet easier to track. Devon mentioned adding a date that the violation letter was sent to the violator so this can be tracked easier for next steps. James will update the list twice per month and send to board members. Violations will be first, second, and final violations. Devon asked that James send out contact information again to residents to let them know he is the person to contact for their concerns.

June meeting: Jamie made a motion to cancel the June meeting and it was seconded by Bob. The motion passed unanimously.

Benches: A motion was made by Bob and seconded by Faith to approve the purchase of new benches using School Outfitters (SKU: NOR-ASM-EM6B-02). The motion was for a limit of \$5000. The motion passed unanimously.

Reserve study: Bob made a motion and Devon seconded the motion to use Reserve Advisors to do our reserve study not to exceed \$3650. The motion passed unanimously.

Tree removal: Devon made a motion and Faith seconded the motion to remove the Norfolk pine located near 1075 Jonah Drive not to exceed \$1200. The motion passed unanimously.

**James Action Items:**

- Get with Truscapes regarding the trimming.
- Send email to residents with picture of driveway before power washing and after power washing.
- James will send out an email to residents on who to contact for concerns.
- Send American Irrigation quote to board members once received.

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

Meeting was adjourned at 7:04 pm.