

**Towns at Lakeside
Board Meeting
Thursday, November 21, 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: Lisa made a motion to approve the October 17, 2024, minutes. Jamie seconded the motion. The motion passed unanimously.

Old Business:

Hurricane shutters: Devon mentioned that we have had many inquiries into hurricane shutters. New legislation came out July 1st that requires a rule on hurricane shutters. James spoke to the attorney who confirmed that we need to specify what is considered a professionally installed hurricane shutter. There was a discussion on type of shutter that should be allowed. The architectural committee must approve all shutters. James will send the information to Jamie who will post on our webpage and put on the bulletin boards. Jamie will send the email to the other board members. Jamie made motion to pass the hurricane shutter rule. Faith seconded the motion. The motion passed unanimously.

Landscape changes: Lisa was in contact with a landscape company, but they do not respond in a timely manner. Lisa will get with James so that he can contact a landscape company as the property management company. Lisa discussed the proposed cost and what that would entail. There was a discussion on what could possibly be covered and what savings there would be. James will contact a minimum of two more landscape companies by the February 2025 meeting so we can discuss at that time.

Budget approval: Devon went over the adopted budget for 2024 and the adopted budget for 2025. Devon opened the floor up for comments regarding the budget. Faith made a motion to approve the 2025 budget. Lisa seconded the motion. The motion passed unanimously.

New Business:

Removal of committee members: There was a discussion on committee members that have violations. Devon made a motion that you must be a current resident and a resident in good standing to serve on a committee. Lisa seconded motion. Motion passed unanimously.

Street parking/Parking Committee: Devon discussed the concerns with residents parking on the streets. He would like to form a Parking Committee that could police the neighborhood and contact the North Port Police non-emergency number. Also, Devon mentioned to contact James along with a photo and address so that a violation letter can go out to the homeowner. Residents interested in serving on the Parking Committee should contact James.

Rental process: Devon discussed the rules for renting your townhouse. You are allowed a onetime per 12-month period rental, which must be for a minimum of 30 days. Rentals must be approved by the board.

December HOA meeting: Devon made a motion to skip the December meeting. Faith seconded the meeting. All in favor except Duane dissented.

Updates:

James Action Items:

- Contact a minimum of two landscape companies by the February 2025 meeting.
- Hurricane damage violations list

The next meeting is January 16, 2025, at 5:30 pm at the Lakeside Plantation Clubhouse.

Meeting was adjourned at 7:03 pm.