

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

HOA Board Meeting Minutes
Thursday, November 7, 2019, 6:00 pm
Clubhouse, Lakeside Plantation

Call to Order:

Dianne Wills called the meeting to order at 6:00 pm. Board members present: Alan Irvine, Dianne Wills, Dennis Holcombe, Scott Blattel. James Ro from Sunvast presented.

Confirmation of Posting:

James Ro confirmed that the meeting notice was posted in accordance with the Florida Statutes and the Bylaws of our Association.

Reading of Previous Meeting Minutes: Diane made a motion to waive the reading and approve of the previous minutes. Alan seconded the motion. The motion passed unanimously.

Dennis made a motion to adopt the agenda. Scott seconded. Motion passed

Reports

- ARC: Scott Blattel talked about pressure wash
- Financial Status & Tenant Lease – Alan Irvine: Alan read Sept financial report.
- Landscaping Control: None
- Parking Control: Dennis Holcombe is working on new parking rule
- Sunvast management: Pressure wash completed, Palm tree trimming completed, Mulch has been completed. Oak tree trimming is scheduled next week.
- General Operation: Landscaping needs to be monitored. Irrigation pump had to be repaired.

Unfinished Business:

- Mail kiosk landscaping completed
- Pinnacle: Utility cover needs to be replaced. Owners will be notified
- Garbage can: Any garbage can outside will be reported to the City of North Port
- Scott will check the pressure wash violation letters
- Mulching has been completed
- Final quotation for paving overflow parking lot: Deferred
- Need one more board member
- Commercial Vehicle:

- **FIRST AMENDMENT TO DECLARATION OF COVENANTS, SEPT. 6TH, 2005**

- **SECTION 19 (d) “COMMERCIAL VEHICLE”** shall mean a sports utility vehicle, truck, Motor home, bus or van of greater than three-quarters ($\frac{3}{4}$) ton capacity, and including any vehicle greater than three-quarter ($\frac{3}{4}$) ton capacity with a sign displayed on any part thereof advertising any kind of business or

within which any commercial materials and/or tools are visible. Commercial vehicles shall not be parked or stored within the Property unless parked or stored in a garage.

- Here are the facts:
- The definition of “commercial vehicle” in this case refers to type and weight capacity and it makes no difference whether or not there is any commercial/business signage displayed.
- Greater than ¾ ton (1500 lbs) *CAPACITY, is the defining limitation that was established for our community
- All manufacturers provide specs for their vehicles, ie.
- GVWR (gross vehicle weight rating) 6100 8550 7300
- Less: CURB (actual weight) 4600 5313 5500
- =* CAPACITY 1500 3237 1800
- The second and most obvious determination, as written, for these types of vehicles is that they “must be stored or parked in the garage”.
 - Legal opinion is needed.
- **Approval of paved parking lot:** Dennis made a motion to approve the proposal from Suncoast Asphalt, Quote # 1005147 and spend up to \$7000 and seconded by Alan. Motion passed.

New Business

- 2020 Budget: Dennis made a motion to approve 2020 Budget, increase to \$115/month. Scott seconded. Motion carried.

Next Board Meeting December 12 , 6:00pm.

Adjournment: Scott made a motion to adjourn the meeting. Alan seconded. Motion carried.

Close the meeting at 7:20pm.