

**THE TOWNS AT LAKESIDE ASSOCIATION, INC.**  
**HOA Board Meeting Minutes Tuesday January 28, 2020, 1:00 pm**  
**Clubhouse, Lakeside Plantation**

**Call to Order:**

Dianne Wills called the meeting to order at 1:00 pm. Board members present: Alan Irvine, Dianne Wills, Scott Blattel and Dennis Holcombe. 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:** Dennis made a motion to waive the reading and approval of the December, 2019 minutes. Alan seconded the motion. The motion passed unanimously.

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

Compliance Committee Appointment

- John Evans(1213 Jonah), Dinno Binetti(1153 Jonah), Mitch Scher(1244 Jonah) volunteered. Scott made a motion to appoint them as new committee members. Seconded by Dennis. Motion passed.
- 1148 Jonah Drive and 2336 Melrose Drive: Two violation notices were sent. Did not attend the fining meeting. Violation, Section 37. Committee unanimously agreed that it is a violation
- 1252 Jonah Drive, 1071 Jonah Drive and 2340 Rosewood Lane. Pressure Wash violation: Committee unanimously agreed that it is a violation

New Business

1148 Jonah and 2336 Melrose Drive: Dennis made a motion to charge \$100/occasion and 3 violations cost them \$300 fine. Seconded by Scott. Motion passed

1252 Jonah Drive, 1071 Jonah Drive and 2340 Rosewood Lane: Scott made a motion to charge them \$1000. Seconded by Dennis. Motion passed.

Reports

- ARC: Three driveway violations, Gutter ARC approved
- Financial Status & Tenant Lease – Alan Irvine: No tenants last month. No report in financial statement
- Landscaping Control: None
- Parking Control: Dennis Holcome. Parking situation has been improved

- Sunvast management: Since December we sent about 36 violation letters, out of these 32 parking violation letters.
- General Operation: Sent commercial vehicle acceptance letter to all owners. Holiday decoration removal notice sent. Parking lot has been completed

**Unfinished Business:**

- Draft comprehensive vehicle policy document forwarded to lawyer for review
- Approval of \$3000 landscaping around the parking area. Dennis made a motion to approve this. Seconded by Scott. Motion passed.

**New Business**

Schedule Reserve study update (verify number of units) .It was decided that with the roof replacement project coming up and the last reserve study being done in 2018 we would postpone the Reserve study until after the roof replacement project.

Roof replacement: The board will meet with roofing contractors about replacing roofs scheduled to be replaced in 2021. Alan and Scott volunteered

New parking lot entrance border: Meeting with the landscaper

Establish Police patrol for Jan. - Mar. James will arrange the patrol

Proposed lane marking for community streets: Done by CDD financed by the Association. Deferred until next meeting

Guest Parking Only signs for pads & No Parking On Grass signs for empty lots as part of a comprehensive parking plan signs were Deferred until the next meeting.

Next meeting date was set for Tuesday March 10 at 6:00 P.M

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

Close the meeting at 2:15pm.