

**Towns at Lakeside
Board Meeting
Thursday, February 10, 2022
6:00 P.M.
Lakeside Plantation Clubhouse
DRAFT for Approval**

Meeting Called to Order:

Dianne Wills called meeting to order at 6:00 pm. Board members present: 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 approve of the November 21, 2021 minutes. Scott seconded the motion. The motion passed unanimously.

Reports:

1. Architectural Control & Maintenance - Scott Blattel

- Need to mark the pump area. Need to mark the irrigation mainline at the vacant lot

2. Financial Status & Tenant Lease –

- One tenant was approved. Diane reported December 2021 financials. Reserve is depleted due the roof and painting.

3. Landscaping Control - vacant

4. Parking Control - Dennis Holcombe

- Have been reporting to North Port code enforcement.

5. Sunvast Management - compliance tracking, other issues - James Ro

- 8 buildings have been painted

- Diane and James have been working with parking Issue

- Also Board approved to paint new buildings at the same time which will be an additional cost.

Unfinished Business

Approve final/additional holdback payment Crown Roofing (\$16,677.01). Scott made a motion to make a final payment. Dennis seconded. Motion carried

New Business

1. Appoint and approve new Board Director, Devon Poulos. Dennis made a motion to appoint Devon as new board member. Scott seconded and motion carried.

2. Approve additional sign expense for parking requirements not to exceed \$2,000: Dennis made a motion to add more signs at guest parking lot, over flow lot and vacant lots. Total of 12 signs. Scott seconded. Motion carried.

3. Consider study/estimate to repair/replace irrigation system (2022 Reserve Item)

- Reserve Study Update with Site-Visit (Level II) for a total investment of \$3,300 by Reserve Advisors
- Scott made a motion to accept the proposal. Dennis seconded. Motion carried.

4. Annual meeting date: March 29, 2022. 6pm.

Residents Forum:

None

Adjournment: Meeting adjourned at 7:21pm.