

The Lakes Property Owners Association, Inc.
Board of Directors Meeting
November 22, 2021
6 pm South Office

Roll Call

George Duhaime, Charlene Carson, Doug Owens, Michele Ferrante, Tom Fontanazza, and Bill Vesely representing the Lakes POA BOD. Susan Collins was unable to attend. Doug Millar and Karen Clark, representing LTL;

CALL MEETING TO ORDER-6:00

- Approval of the Agenda
 - **A motion was made (CC), seconded (MF) and carried (DO, CC, TF, GD and BV) to approve the agenda.**
- Motion to waive any irregularities of notice.
 - **A motion was made (CC), seconded (DO) and carried (TF, MF, BV, GD). (**

OLD BUSINESS

- Board of Directors Election Discussion
 - The floor was open for nominations for the President. George Duhaime was nominated by Michele Ferrante. No other nominations were brought forth. **A vote was called for and the members present voted in the affirmative for George Duhaime to be the President for 2022.**
 - The floor was open for nominations for Vice President. Charlene Carson was nominated by George Duhaime. No other nominations were brought forth. **A vote was called for and the members present voted in the affirmative for Charlene Carson to be the VP for 2022.**
 - The floor was open for nominations for Treasurer. Doug Owens was nominated by Tom Fontanazza. No other nominations were brought forth. **A vote was called for and the members present voted in the affirmative for Doug Owens to be the Treasurer for 2022.**
 - **A motion was made (MF) and seconded (TF) and carried to use this same procedure going forward during the organizational meeting.** The Review Committee will discuss the procedures for elections as they are preparing the amendment.
- Finance:
 - Doug Owens presented two updates/estimates from two community civil engineers regarding Seneca River Road drainage. **A motion (CC) to approve the expenditure up to \$3000 from the 2022 budget to move forward in the spring with having an engineer investigate the drainage system on Seneca River Road was made, seconded (TF) and carried with all present voting in the affirmative.**
 - Financials on the website-During the Annual Meeting, some homeowners requested the financials be put on the website in order for all the property owners to review . **A motion to post the financials on the website for the POA was made and seconded (MF).** Per LTL, the financials are ready for review after the 20th of the month. After no further discussion, **a call for a vote was heard and all present voted in the affirmative to begin putting the financials on the website in 2022.**

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- Committee Updates
 - Community Helper Committee-In the absence of Susan Collins, Charlene Carson presented the memorandum from Susan Collins with concerns, services and guidelines for establishing a community helper committee. After discussion, the board feels this committee is a liability to the POA and should not be a sanctioned committee. **A motion was made (CC), seconded (BV) and carried (all) to pass on this type of committee.**
 - Social Committee-Michele Ferrante is chair of the social committee and continues to reach out to other community members to get them active in planning more community events. Events will be announced via eblast and newsletter.
 - Beautification Committee-Bill Vesely is the chair for the beautification committee. He is working with others in the community to plan specific projects to beautify the community. Current project idea is to ask members of the community to purchase one seasonal flower to be planted along Swan Lake. Donations are accepted. Other plans are to continue with the community purchasing a palm tree in memory of their loved one.
 - Communications/Review Committee-Charlene Carson is the chair for both of these committees and she has many volunteers. The Bylaws will have additional review by the committee before putting it out for a vote. The communication committee is looking for more ways to effectively communicate with the entire community. They are currently looking into survey monkey as a means to find out what the needs of the community are. She asks other board members to email their questions/suggestions to her. Bill would also like to see a couple of bulletin boards placed around the community common areas to allow for better communication with the community. This will be discussed at a later date.

New Business

- Russell Fry-Roles and Responsibilities Discussion
 - Mr. Fry will be present at the December 13, 2021, meeting to discuss POA/BOD roles and responsibilities.

Adjournment- 8:00 pm

Submitted by,
Karen Clark, PM
Community Association Manager