

The Lakes POA
Quarterly Board Meeting
January 24, 2022
6 pm
South Strand Rec. Center

I. Roll Call/Call to order

- George Duhaime, Charlene Carson, Doug Owens, Michele Ferrante, Bill Vesely and Tom Fontanazza were present for the board. Bob White and Deborah Wolcott were present for the ACC and Lakes Facilitator respectively. Karen Tucker represented the management company. 33 Property Owners were in attendance. The meeting was called to order at 6 pm.

II. Opening Statement

- General Comments were made about turning off cell phones, conducting an orderly meeting, identify yourself, speak clearly and loudly
- Red Fox Sighting-An owner wanted the board to address the issue of the red fox that has been seen in the community. At this time, no action is going to be taken by the POA on this matter as the fox is just passing through with all the construction going on in the county.
- Landscaping Bids-The board announced that they are currently seeking bids for a new landscaping company to begin in March as VIP is closing their business. Phil thanked the board and the community for allowing his company to service the area. He was thanked in return for going above and beyond for this community. RFP will be put out for bids and they are due in by February 11, 2022 at 5 pm.
- One open Board position-currently taking nomination application for anyone that is interested in filling the seat on the board. Need to be turned in by February 1, 2022.

III. Financial Update

- There is a deficit in the budget relating to some community improvement projects (sidewalk, park, road, etc.) that is being covered by the impact fees being received from the builders. The reserve accounts are strong and the POA has no debt. The Impact Fee increased 5% in January.
- DR Horton sales team has the ACC book that has all the forms, and who to contact with any questions. All purchasers will receive a copy upon signing their contract for the lot.

IV. Drainage

- Nothing new to report at this time

V. Lakes/Irrigation

- Please update in the newsletter.

VI. Bylaws Review

- Charlene Carson discussed the Bylaw committee and all the hard work they have been doing this past year. They are finally at a point where they have everything ready to present to the community. They will mail the Bylaw packets along with a ballot to all homeowners. Once the packet has been reviewed by the homeowner, and the informational meetings are held, the ballot will need to be returned for the official count. These documents will come via USPS Mail.

VII. New Committees

- Beautification- need volunteers, reach out to Bill Vesely.
- Communications/Advertising-Currently 3 volunteers are working on the format structure, what is the best way to reach the most people in the community, what type of information

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the community wants and how often they would like the information. A poll of those present at the meeting, the majority of those in attendance prefer electronic mail and then hard mailings. The email stats were reviewed with those in attendance and 30% of the community do not participate in electronic mail. Some opinions were taken from the audience such as "the 70% with email on file that have opted in for emails should receive all information electronically and via the website, while hard copies should be mailed to those that do not have an email on file"; all encouraged to email suggestions and questions to management company.

VIII. Adjournment-7:16 pm