

Board of Directors Meeting Minutes January 12, 2026

The meeting was called to order at 6:00 pm and the board moved immediately into executive session.

The open meeting was called to order at 7:09 pm.

Roll call was done, Stan Fortune, GG Criscuolo, Larry Stevens, Frank Angiuli, and Doug Kennedy were present.

The board voted unanimously to adopt the agenda for tonight's meeting with one additional item to clarify the board's recognition of the 1989 CCR&Es as the last set of CCR&Es that were properly adopted.

The president updated the board on the progress on the 2026 budget and assessments.

The vice-president updated the board on progress being made with the Block Captains.

New Business –

After a motion by Doug, seconded by Larry, the board voted 3 to 2 to adopt the 2026 budget as revised.

After a motion by Doug, seconded by Larry, the board voted 3 to 2 to set the 2026 assessment at \$296.35.

After a motion by Doug, seconded by Larry, the board voted unanimously to return the DR Horton Compliance money, minus any fees and fines.

After a motion by Larry, seconded by Doug, the board voted unanimously to adopt the Lakes Maintenance Agreement with Total Lakes Care for a total payment of \$3,200 per month, or \$38,400 per year.

After a motion by Larry, seconded by Doug, the board voted 4 to 0 to suspend any fining of the members where the fines were not named in the 1989 CCR&Es. Frank recused himself from this vote because one of the violations/fines that are under further investigation is to him.

After homeowner comments, the meeting was adjourned after a motion to adjourn by GG and seconded by Larry and a unanimous vote to adjourn.