

LAKES ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BOARD OF DIRECTOR'S MEETING
THURSDAY DECEMBER 17, 2009
6:00pm
Cottonwood Trail Clubhouse
MINUTES

Call to order- Meeting called to order at 5:54pm by John Conner.

Roll Call & Quorum – John Conner- Vice President, Royal Bruce-Treasurer, Ron Weitmier-Secretary were all present. Rick Penney –President was absent. Also present was Maureen Schoening from Argus Property Management.

Proof of notice – Notice was posted in accordance with Florida Statute.

Reading of minutes- Motion by Royal Bruce, second by Ron Weitmier to approve the November 19, 2009 minutes. Motion carried unanimously.

Financial Report-Motion by John Conner, second by Ron Weitmier to accept the November financials. Motion carried unanimously.

ACC Requests-
No new requests.

Violations-
Review of current violations with Violations Committee Chairperson, Vicki Penney. Vicki Penney and Maureen Schoening will be following up on all noted violations.

Old Business

Owner responses to letters- There was a review of letters received responding to violations noted. Response letters will be sent to Owners.

Standard Letters for Violations- Vicki Penney will be contacting Maureen Schoening with the format of 3 standard letters and a list of noted violations for the new violations system to be used.

New Business

Blue Pipe from Unit - Maureen Schoening is to send letter to 1421 Cottonwood requesting the Owner to address the blue pipe from the gutters and eroded area at the pond from the pipe. The Board also reviewed the proposal from Arox for the pond maintenance needed.

Foreclosure letter from attorney- The Board agreed to wait for bank to foreclose and not take any additional legal actions on unit under foreclosure.

Date of next meeting- January 21, 2010 @6:00pm.

Motion to adjourn the meeting by John Conner, second Royal Bruce. Meeting adjourned at 7:17pm

Respectfully Submitted,
Maureen Schoening, CAM