

**LAKES ESTATES HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
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THURSDAY NOVEMBER 19, 2009  
6:00pm  
Cottonwood Trail Clubhouse  
MINUTES

Call to order- Meeting called to order at 6:00pm by Rick Penney.

Roll Call & Quorum – Rick Penney –President, John Conner- Vice President, Royal Bruce-Treasurer, Ron Weitmier-Secretary were all present. 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 John Conner, second by Ron Weitmier to approve the October 20, 2009 minutes. Motion carried unanimously.

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

Motion by Ron Weitmier, second by John Conner to approve the 2010 budget as presented with a quarterly payment of \$290.00 per unit, per quarter. Motion carried unanimously.

Motion by John Conner, second Ron Weitmier to forward file ID #1008 to attorney for collection of past due assessments. Motion carried unanimously.

ACC Requests-

1432 Cottonwood Trail- Landscaping request as submitted was denied. Plan needs to be revised and resubmitted to include smaller boulder and grass in the yard.

Violations-

Currently noted violations were addressed and letters to be sent as discussed. Maureen Schoening is to work with Vicki Penney for the details of the violation notices needed.

Old Business

New Business

Annual Meeting Notice- Motion by Ron Weitmier, second by Royal Bruce to approve the mailing for the 1<sup>st</sup> notice of the Annual Meeting as submitted. Motion carried unanimously.

Rip Rap- Review of the lakes and proposal from Arox for the rip rap needed for the deficiencies noted. Motion by Ron Weitmier, second by John Conner to contract work with Arox for \$825 of repair to the cantilevered concrete area noted. Motion carried unanimously.

Date of next meeting- No Meeting in December. January 21, 2009 @6:00pm.

Motion to adjourn the meeting by John Conner, second Royal Bruce. Meeting adjourned at 7:03pm

Respectfully Submitted,  
Maureen Schoening, CAM