

LAKES ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
BOARD OF DIRECTOR'S MEETING
Tuesday October 20, 2009
5:00pm
Cottonwood Trail Clubhouse
MINUTES

Call to order- Meeting called to order at 5:00pm by Rick Penney.

E-mail notice from Don DeMaio received resigning from the Board effective immediately.

Roll Call & Quorum – John Conner- Vice President, Royal Bruce-Treasurer, Ron Weitmier- Secretary, and Rick Penney- Director 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 Rick Penney to approve the September 17, 2009 minutes. Motion carried unanimously.

Motion by John Conner, second by Ron Weitmier to appoint Rick Penney as President. Motion carried unanimously.

Financial Report-Motion by John Conner, second by Rick Penney to accept the September financials. Motion carried unanimously.

ACC Requests-

Violations-

Motion by Rick Penney, second by John Conner to adopt a violation policy as follows: Initial notice- 30 days to cure, 2nd notice – 15 days to cure, 3rd notice- FINAL DEMAND 15 days to cure. If no results after final notice, the Board will seek legal actions on violation. Motion carried unanimously.

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

Violations-

Motion by Rick Penney, second by John Conner to adopt a violation policy as follows: Initial notice- 30 days to cure, 2nd notice – 15 days to cure, 3rd notice- FINAL DEMAND 15 days to cure. If no results after final notice, the Board will seek legal actions on violation. Motion carried unanimously.

Owner response to peanut grass-

2010 Budget mailing notice to Owners- Ron Weitmier will be sending a letter to be mailed to all Unit Owners to be included as part of the budget mailing. Motion by John Conner, second

Royal Bruce to approve the mailing to all Owners for the proposed 2010 budget to an assessment of \$290.00 per unit per quarter. Motion carried unanimously.

New Business

Date of next meeting- November 19, 2009 at 6:00pm.

Motion to adjourn the meeting by John Conner, second Royal Bruce. Meeting adjourned at 7:00pm

Respectfully Submitted,
Maureen Schoening, CAM