

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
August 27, 2014

CALL TO ORDER: President Kemper called the August 27, 2014 Regular Meeting of the Board of Directors to order at 7:04 pm.

BOARD MEMBERS PRESENT: President D. Kemper, Treasurer M. Lentino and Directors S. Wilson, S. Koppen, G. Jordan, R. Oliver and K. Hudson

BOARD MEMBERS ABSENT: Vice President Nelson

Motion #1: Approve the agenda.

Motion by Director Lentino

Seconded by Director Koppen

Motion Passed.

Motion #2: Approve the Minutes of the June 25, 2014 Regular Meeting of the Board of Directors. Amend the Minutes to reflect that Director Wilson was in attendance.

Motion by Director Lentino

Seconded by Director Hudson

Motion Passed.

PRESIDENTS COMMENTS

Dave Kemper

President Kemper discussed the recent litigation and noted that the judge ruled in favor of the Association on all counts however the ruling has been appealed with the Superior Court. LCA involvement from this point on will be required filings that our attorneys will handle and possible court appearances depending on how the case proceeds. The current expenses in regards to this litigation are a little over \$17,000 and additional costs may be incurred depending on future legal requirements. We are unaware if we will be granted legal fees going forward. President Kemper mentioned that the audit is on the agenda to be approved and noted the audit went well. The auditor did not find any deficiencies in internal controls this year. President Kemper also mentioned the surveys of the character areas and the importance of community involvement to improve our area. After the Treasurer's Report, President Kemper announced the resignation of Katie Martin from the Board of Directors and said that a new Board Secretary will be appointed at the end of the meeting.

TREASURER'S REPORT

Mike Lentino

Treasurer Lentino noted that the 2013 audit found two checks, for \$300,000 a piece, were written in February and March of 2013 moving Operating funds to a Reserve account and then back from Reserves to an Operating account. These moves were done without an RFA, by a prior Board administration.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community Manager Baldanza noted that the circulatory pump at Compass and West Lake were replaced in July and the circulation is back to normal. The broken water line at East Lake has been repaired and the waterfall is running and the circulation is back to normal. The trees whose roots caused the problems have been removed. The motor for one of the rapids circulatory pumps was repaired and rewound and new circuit breakers were installed while the panel was down, the pump is back up and running. Annual common wrought iron, wall painting and dock repairs are under way. The front entryway renovation project is nearing completion. Racquetball court floors will be resurfaced and resealed. Bids are currently being sought for tennis and basketball court resurfacing as well as bids for new windscreen. Community Manager Baldanza is also working with the Infrastructure and Maintenance Committee on the Reserve Study as well as preparing for the 2015 Budget. Information is available from the recent Character Area

Meeting that was held. The first item discussed was the potential apartments at the Lake Country Village shopping center. Attendees were told that the owners were advised to go back to the drawing board to present plans that more closely resemble what was originally planned, including small shops, restaurants and businesses as well as apartments. Scudder Park is due to be renovated in 2015-2016. Programs are underway to renovate vacant shopping centers to attract unique stores. The Orbit and Saturn city transportation plan will be extended south in 2016. Green waste pickup has extended their dates and the calendar will be available in The Lakes Log. Code enforcement will be sending out violations for unkempt yards, abandoned vehicles, etc. to homes that are not in HOAs. Violations can also be called in to the City. A timeline was provided for when areas and issues will be addressed by the City. Please attend the Character area meetings as our input is valuable.

COMMITTEE REPORTS

Activity Committee

Kay Smith

Verbal Report: A movie float night was held but due to weather it was moved to the upstairs room. Everyone had fun and another movie night will be held in September. The Labor Day picnic is coming up. Oktoberfest planning has begun and the Committee is looking forward to another successful event. The Committee is going to push buying tickets ahead of time to account for food.

Architectural Committee

Stella Calvert

Verbal Report: It has been a quiet summer, only one or two applications at a time and the committee has been addressing them as they come in. Things should pick up in October.

Budget & Finance

Craig Hanson

Verbal Report: Nothing to report aside from the RFAs that will be addressed tonight.

Fishing & Boating Committee

Jesse Callen

No Report.

I & M Committee

Craig Hanson

Verbal Report: Current activities were covered by Christine.

Lakescape Committee

Mary Michael

Verbal Report: Meetings will resume in October. Mary commented on Doris Nicora's status.

Lakes Log

Gloria Hollingsworth

No Report.

Lakes Women's Club

Maureen Harrison

No Report.

MEMBER'S CONCERNS:

No Members Comments.

OPEN BOARD DISCUSSION:

No Discussion.

NEW BUSINESS:

Motion #3: Approve the expenditure of \$10,500 to plant a Red Oleander hedge between the sidewalk and Westshore, along the entire length of Westshore. Award the contract to Redwood

Landscaping, whose bid of \$9,605.43, for 365 5-gallon Oleanders with a one year guarantee, was the lower of the two bids received.

Motion to Amend the RFA to remove the trellises on to a separate RFA for more specific information.
Motion by Director Lentino Seconded by Director Wilson

Motion to Amend Passed.

Motion for Amended RFA.

Motion by Director Koppen Seconded by Director Lentino

Motion Passed pending City approval.

Motion #4: Recommend to the Board of Directors to approve the proposed plans from TEK Fitness that have been described and published.

Board Discussion

Motion to Table by Director Oliver No Second

Motion to Amend RFA to use Advanced Exercise

Motion by Director Oliver No Second

Further Board and Homeowner Discussion regarding logistics of equipment, warrant and costs

Motion to Table by Director Wilson Seconded by Director Oliver

Motion to Table Passed.

Motion #5: Recommend the Board of Directors approve the proposed plan from Excel Fitness that has been described and published.

Motion by Director Jordan Seconded by Director Hudson

Motion Passed.

Motion #6: Approval for the transfer of \$ 77,500 3rd Quarter Assessment from the Operations Account to the Reserve Fund and establish a new long term CD as follows:

Transfer \$10,201.83 to the Compass Reserve Checking Account

Transfer the balance of \$67,297.17 along with the Compass Money Markey account of

\$182,701.83 to a new 24 month, \$250K CD with Republic Bank at 1.10% with One Bump Up.

Motion by Director Lentino Seconded by Director Oliver

Motion Passed.

Motion #7: Approve the Audit conducted by Ginsburg & Dwaileebee for year-ended December 31st, 2013.

Motion by Director Lentino Seconded by Director Koppen

Motion Passed.

Motion #8: Director Hudson nominated for Secretary of the Board of Directors.

Motion by Director Lentino Seconded by Director Wilson

Motion Passed.

Motion #9: Motion to adjourn.

Motion by Director Lentino Seconded by Director Hudson

Motion passed.

Meeting adjourned at 8:15pm.

I, Kirk Hudson, duly elected Secretary of the Board of Directors of the Lakes Community Association, for the Board, swear that the members of The Lakes Community Association was notified of the Board of Directors' Meeting held on August 27th, 2014.

Kirk Hudson
Board Secretary
Lakes Community Association

Date