

**THE LAKES COMMUNITY ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**June 28, 2023**

**CALL TO ORDER:** President Ben Kaufman called the June 28, 2023, Regular Meeting of the Board of Directors to order at 7:03 pm.

**BOARD MEMBERS PRESENT:** President Ben Kaufman, Vice-President Mike Sotak, Secretary Dena Berg, Treasurer Scott Leffler, Directors Roz Lloyd, Nicole Slaten, Brian De La Torre and Caige Nichols

**BOARD MEMBERS ABSENT:** Director Markus Alleyne

**Motion #1: Motion to approve the agenda.**

Motion by Vice-President Mike Sotak

Seconded by Director Brian De La Torre

**Motion Passed.**

**Motion #2: Motion to approve the Minutes of the May 24, 2023, Regular Meeting of the Board of Directors.**

Motion by Director Roz Lloyd

Seconded by Director Nicole Slaten

**Motion Passed.**

**PRESIDENT'S REPORT:**

President Ben Kaufman, Over the past few years, the Lakes Log has received questions about paper quality, paper waste, and concerns about security risks from papers being left in driveways. These issues have led us to consider alternative solutions from a physical newspaper delivery to a format that would be more sustainable and cost effective to meet the evolving needs of the community.

Tonight, I have the privilege of honoring the contributions of Jim Ramsey, who has served our community on the Architectural Committee for several years. Jim has shouldered the responsibility of ensuring that our community maintains its aesthetic appeal and his leadership has been instrumental in upholding the high standards we hold dear. Jim, your tireless work, unwavering commitment and exceptional leadership have elevated our community to new heights. Your accomplishments and the positive impact you have made will be remembered for years to come. On behalf of the entire community, I extend our heartfelt gratitude and deepest appreciation for your selfless service.

Vice President Mike Sotak presented Jim Ramsey with a plaque and gift card.

**TREASURER'S REPORT:**

Treasurer Scott Leffler reviewed the April financials and reported that the finances are in order.

**COMMUNITY MANAGER'S REPORT:**

Community Manager Christine Baldanza, reported that we have treated the lake twice with strong algicide to combat the sago pondweed and it seems to be effective and there has been a great reduction in weeds. We have also added dye and will order white amur grass carp to combat the problem naturally. Dr. Amalfi says this blooming is very common in warm weather especially in high-nutrient lakes. Nutrients in the lake have probably been increasing as a result of spring rains that washed nutrients into the lake. This is not the first time we have experienced a weed bloom and we have eliminated it before.

The Lido restaurant has closed its doors after four years of trying to make a go of it. Lido management has expressed to me that the rent was too high and they couldn't make it work. They are the same owners that operate Pier 54 and they will continue to run that restaurant and look forward to still being a part of our community.

I am aware that the landscaping around the Lido restaurant and the parking lot is in bad shape. The property owner has already been notified and he will be bringing the property into compliance.

We are halfway through the Swim Team program and everything has gone smoothly. Kids and families are having a good time.

**COMMITTEE REPORTS:**

**Activity Committee**

**Denise Rentschler**

The Pre-Teen event was a great success and the committee looks forward to the fall events.

**Ad-Hoc Front Entrance & Signage Committee**

**Scott Leffler**

The structure was removed and the committee will be meeting with the mason to go over the next step.

**Architectural Committee**

**Mike Sotak**

We are caught up on all current applications and have been meeting to go over the final draft of the new Architectural Rules.

**Budget & Finance**

**Scott Leffler**

The committee met and reviewed the April financials. Costs are up on materials, but so far, we are staying within budget and the financials are in good order.

**Fishing & Boating Committee**

**Clark Fisher**

No meetings until September.

**Lakes Women's Club**

**April Sapinski**

We had our final meeting for the season where we thanked outgoing officers and welcomed new officers. The new officers are President Betty McCarney, Vice President Lori Johnson, Secretary Maureen Harrison, and Treasurer Marcia Hill. Meetings will resume in September.

**MEMBER COMMENTS:** Member commented on weeds in the common areas and wanted the Board to vote immediately to remove any fines given to homeowners in the last two years who had fines for weeds. Member commented on how nice it was to see our community kids involved in our Swim Team program and how organized everything was.

**OPEN BOARD DISCUSSION:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**Announcements and Adjournment:** None.

**Motion to adjourn.**

Motion by Director Caige Nichols

Seconded by Secretary Dena Berg

**Motion Passed.**

**Meeting adjourned at 7:36 pm.**