

Lakewood Villages Lake Lot Owners Association Minutes

July 7, 2015

Board of Directors Meeting

The meeting was called to order by President Kathy Welch at 7:00 p.m. Board members present were: Kathy Welch, James Hoy, Mark Schreier, Mark Ehrnst, Roxanne Hardebeck, James Hussman, Joe Stangl, Mark Frill, Steve Hermansky & guest Terry Franks.

The minutes from the June meeting were not approved as they were not ready.

The purpose of this meeting was to prioritize concerns with Lakewood Villages Lake Lot Owners Association. They are contained below:

1. Elections (current). There was concern that the recent elections held in June 2015 were not correct. Kathy presented the results from previous years and stated that 3 directors were to be re-nomination/replaced every year. Since there were some discrepancies, the following resolution was suggested:

In 2016 the following Directors will be up for re-nomination/replacement:

James Hussman (1 year position)

Mark Ehrnst

Roxanne Hardebeck

Kathy Welch

In 2017 the following Directors will be up for re-nomination/replacement:

Joe Stangl

Mark Frill

James Hoy (for 1 year)

James Hussman

Steve Hermansky (for 1 year)

In 2018 the following Directors will be up for re-nomination/replacement:

Mark Schreier

Steve Hermansky

James Hoy

An email was sent out to the entire association with a response by August 11, 2015 if there were any concerns. A vote will be taken at that meeting.

2. Sawall. Terry Franks presented a new concept for repairing the sea wall. It was discussed that the Board strongly look at Giorlando's property to see if a contractor would be willing to take that one, as well as the entire seawall situation. Terry was willing to contact the contractor & let Kathy Welch know if that was a possibility.
3. Website. Mary Hermansky has offered to help bring the website up to current standing. Kathy is to contact Mary to see what needs to be done, as well as getting the password for the previous website.
4. SID Entrance Land. The SID contacted Kathy asking about a new sign & deeding it over to them. According to the President, the SID was offered the property and there has been no documentation to support that. Kathy is going to go to the SID meeting to discuss their concerns.
5. Mr. Doolittle. Mr. Doolittle has asked questions in the previous Board meetings & feels they have not been answered. Kathy is going to send him an email stating that the Board is working on his concerns regarding the previous lawsuit & changes that were directed by the Courts. Mark Schreier has agreed to read the Courts determination and bring what needs to be done at the next meeting.
6. Checkbook/Dues. Linda Foxall has agreed to be the interim treasurer until October when she returns & gives us the checkbook. The signers must be present to change anything with the checkbook. Linda is also going to send out notices of past due HOA dues. After October, Mark Schreier has agreed to take over as the Treasurer.
7. Covenants. A few of the Board members felt that the Covenants need to be re-visited. Hussman, Hardebeck & Hoy have agree to take that project on.
8. Hoy Access to the Lake. James Hoy does not currently have access to the lake and has asked the Board to grant him the opportunity to build a deck. This item was passed onto the A&E Committee for their review & recommendation.
9. By-Law Compliance. Some of the Board members are concerned that we are out of compliance in our By-Laws. Hoy has agreed to take that project on.
10. Dam. The report on the dam was that it is looking good and there are no concerns.
11. Dredging. This will be a concern at some point in time.
12. Secretary. It was strongly suggested that the Secretary position be a member of the Board. A few members volunteered, but a vote should be taken at the next meeting. The By-Laws state that the President cannot be the Secretary.

13. Joe Stangl volunteered to give us an update on the fish in the lake & review the rules for catch & release, based on the current fish population.

The next meeting is scheduled for August 11, 2015, along with October 14, December 9, 2015. It appears that the 2nd Wednesday of the month will work, except for the August meeting.

Meeting was adjourned at 8:15 p.m.

Respectfully submitted

Kathy Welch

President