

**THE MINUTES OF THE MEETING  
OF THE  
BOARD OF DIRECTORS  
OF THE  
LAKEWOOD SHORES HOMEOWNERS ASSOCIATION**

April 13, 2023

**CALL TO ORDER**

The following are the Minutes of the Meeting of the Board of Directors of the **Lakewood Shores Homeowners Association** held *via teleconference* on April 13, 2023. President Jeremy Ancalade noted that a **Quorum** was present and called the meeting to order at 6:30 p.m.

**BOARD MEMBERS PRESENT**

Jeremy Ancalade, President; Jim Garibaldi, Vice President; Nichole Crockrom, Treasurer; Douglas Armstrong, Secretary (arrived at 6:52 p.m.); Adama Dyoniziak, Member at Large; Elizabeth Schendel, Member at Large; Georgina Breyer, Member at Large

**BOARD MEMBERS ABSENT**

None

**MINUTES**

The draft of the Minutes of the Regular Session held March 9, 2022, was approved 5-0 (Breyer abstaining, Armstrong absent) as submitted.

**MANAGEMENT**

Cheryl Kouchekinia of The Management Trust (TMT) was present.

**OTHERS PRESENT** (excluding homeowners)

None

**VENDOR PRESENTATION**

None

**ANNOUNCEMENTS**

None

**HOUSEKEEPING**

**Treasurer's Report**

Tabled

**Liens:** None

**Foreclosures:** None

**Write-offs:** None

**Collections:** None

### **Management Update**

- *Annual Election:*
  - Ancalade moved to appoint Breyer to the Nominating Committee. Dyoniziak seconded the motion, which passed 5-0 (Breyer abstaining, Armstrong absent).
  - Ancalade moved to appoint Rebecca Allen, Elliot Jordan, and Pamela Montayo as inspector of elections. Breyer seconded the motion, which passed 6-0 (Armstrong absent).
- *FY2023-24 Reserve Study:* Ancalade moved to approve such. Crockrom seconded the motion, which passed 6-0 (Armstrong absent).
- *FY2023-24 Budget:* Ancalade moved to approve a draft of such reflecting a \$10/month dues increase. Armstrong seconded the motion, which passed unanimously.
- *Bylaws/CC&Rs Update:* Management presented the Board with a draft of such.
- *Parking Permit Request:* The Board reviewed Homeowner's request for a third permit and generally discussed HOA policy.
- *Committee Structure:* It was noted that committees should generate minutes of their meetings.
- *Homeowner Correspondence:* See Attachment A

### **Homeowner Forum**

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- Homeowner requested that the Homeowner's Forum be moved to the beginning of Board Meetings.
- Homeowner stated that the Board must explain why the Board is proposing rule change requiring residents to register their vehicles with the HOA. Homeowner requested that the Board create a Parking Committee.
- Homeowner expressed his interest in serving on the Rules Committee.

232 -- Homeowner made inquiries concerning the proposed change to the parking rules, expressing discontent that the Board did not provide a red-line version making clear the exact content of the proposed emendation.

69 -- Homeowner made inquiries concerning enabling Wi-Fi access for the pool area.

### **ARCHITECTURE & RULES**

- Old Business
  - *Community Poolhouse/Sauna Renovations:* Management requested that the Board create a scope of work for RFPs.
  - *Fob Policy:* Garibaldi noted the resolution of pertinent supply-chain issues.
- New Business -- None
- Updates -- None

## SECURITY & MAINTENANCE

- Old Business
  - *Pagoda Lights*: Tabled
  - *Electrical Infrastructure*: Brief discussion was held.
- New Business -- None
- Updates -- None
- Neighborhood Watch -- Mary Lou Garibaldi alerted the Board to issues with activities of residents of and visitors to a particular unit.

## LANDSCAPING & WATERWAYS

- Old Business
  - *Lakes/Streams*: Management reported on the status of repairs to such, noting that all work should be completed within a week.
  - *Landscaping Bids*: Dyoniziak moved to approve the following six bids from Harvest Landscape (seconded by Garibaldi and unanimously carried):
    - four bids (#853, #856, #857, #859) for stump grinding and root removal at a total cost of \$872
    - #105732 to plant cypress along wall across from Gate 10 at a total cost of \$1,060.75
    - #106149 to remove three trees, grind stumps, and remove roots at a total cost of \$6,000
- New Business
  - *Bridge Replacement*: No action
  - *Pumps*: Covered under *Lakes/Streams*
- Updates – None
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## COMMUNICATIONS & COMMUNITY ENGAGEMENT

- Old Business
  - *Newsletter*: Ancalade noted an April/May newsletter will be issued.
  - *Block Captains*: No update
  - *Website*: No update
- New Business -- None
- Updates -- None

## NEXT MEETING(S)

- **Regular Board Meeting**: Thursday, May 11, 2023 at 6:30 p.m.

