

**Lakeland Village Homeowners Association  
Board of Directors Regular Business Meeting**

August 28, 2019

Minutes

The meeting was called to order at 6:00 pm.

**Attendees:** Directors present: Brent Flock, Teresa Jorgensen, Joe Nunley, Bob Schwartz, Dave Duncan, Sandra Sweet  
Directors Absent: Tessie Page  
Guests Present: Owners Eck and Jacobs  
Sentry Management Representative Caia McCurdy was also present.  
There was a quorum established to conduct business.

**Homeowner Forum:**

Owners Eck and Jacob presented information regarding the issues with the supply line on Pond 6. Owner Jacob also proposed creating additional access to Pond 6 by installing concrete steps down to the pond between exit and neighbor's house. Jacob indicated he would submit an ACC request and would claim no ownership to the access. The project would be completed in winter and Jacob would pay for the steps, as well as boulders to help it blend in with the surroundings.

**Minutes:** Minutes from the July 2019 Board of Directors meeting were approved as presented. M/S/P (Nunley/Jorgensen)

**Finance:** Financials as of July 31, 2019 were reviewed as presented. Motion to approve the financials as presented. M/S/P (Duncan/Flock)

Members discussed the account currently in collections with Vial Fotheringham. McCurdy advised compliant filed the week before and waiting for service.

**Management Report**

- CCR Compliance – Sentry is performing regular drive throughs per the association's contract. Members reviewed violations this period. McCurdy discussed cure periods, methods of drive throughs, etc...
- Lakeland Village Patio Homes Report – Board discussed the purpose and intentions behind the Patio Homes sub-association. Board determined new President of Patio Homes Association should be at the next Director's meeting. Schwartz will ask Schwartz to attend.

**Committee Reports**

- Waterways – Eck provided details of the leak in supply line going to Pond 6. Last year, Roto Rooter scoped the pipe and determined there was a nick in the line. Members discussed possible solutions. Eck proposed the pipe gets repaired and sleeved first rather than replacing the entire pipe, etc. Will wait to see if problem persists and then take next step. McCurdy to get bid from Dave Vincen, previous contractor, to fix the leak in the pipe. Members discussed flushing the system for Ponds 6, 5, and 3. McCurdy was asked to investigate property lines in the area of the Sultana head gate as there is a need to make this head gate more accessible to the association.
- Landscaping – Members noted that Sterling appears to be doing better job with landscape than previous contractor.
- ACC – No report at this time.

**New Business:**

- 2020 Landscape Plan Adoption – Members discussed Landscape Plan Adoption. Board will review and vote at the next meeting.
- Leak in Pond 6 Supply Line – Members discussed the benefits and disadvantages of completing a partial repair on the pipe vs replacing/removing the pipe in its entirety. It was determined the exit into Pond 6 is higher than the entry point. One future concern with simply lowering the pipe is the possibility to create future damage. Members would like McCurdy to get a couple bids for evaluation to determine how and where the pipe is leaking, the holes and gradation of the supply line, and then bid repairs/tearing the pipe out.
- Cape Arago Swale – Members discussed options to clean up wetlands between Cape Arago and Harbor Town. The swale has a lot of vegetation which is inhibiting water flow. Will reach out to Army Corps of Engineers, Sterling Landscaping, and FarWest Landscaping for more information. No action taken at this time.

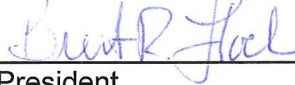
**Old Business**


- Ratification of Electronic Votes: 08/13/19 Vote to accept bid from Sterling Landscape in the amount of \$475 to improve common area on Duxbury Pier Pl. M/S/P (Sweet/Nunley)
- Investigate property lines in the area of the Sultana head gate – McCurdy to follow through and find out what is required to gain access to head gate. Will clearly define property lines.
- Get bid for a second, larger dock on Pond 5 – McCurdy to get bids and present to Board.
- Pond 7 – Board sent Thank You to Bailey family for fixing dock on Pond 7

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, September 25, 2019.**

There being no further business, the meeting was adjourned at 7:13 p.m.

These minutes were prepared by Caia McCurdy of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Lakeland Village Homeowners Association on September 25, 2019.

  
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President  
Lakeland Village Homeowners Association

  
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Date