

**Lakeland Village Homeowners Association
Board of Directors Regular Business Meeting
June 26, 2019**

Minutes

The meeting was called to order at 5:59 pm.

Attendees: Directors present: Teresa Jorgensen, Joe Nunley, Tessie Page, Bob Schwartz, Sandra Sweet
Directors Absent: Brent Flock, Dave Duncan
Guests Present: None
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

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

Finance: Financials as of May 31, 2019 were reviewed as presented. Motion to approve the financials as presented. M/S/P (Nunley/Sweet)

Members discussed the account currently in collections with Vial Fotheringham, and the recent email from Vial Fotheringham. Parrott was advised to inform Vial F. that the board would like to move forward with collections on this account, without regard of governing documents. The board indicated that the recent assignment of debt document signed by both the master and patio associations should resolve the issue.

Management Report

- CCR Compliance – Sentry is performing regular drive throughs per the association's contract. Members reviewed violations this period.
- Lakeland Village Patio Homes Report – Parrott reported that Carbone has resigned as President of the Patio Board. A new member will not be added, as a large number of members are not needed given the responsibilities of that board. A new President will be elected from those members remaining when the board meets again.

Committee Reports

- Waterways – Jorgensen reported that overall Eck is doing a great job in managing water levels, ponds look clean. Members discussed the recent email from owner on pond 7 regarding high pond levels. Parrott was advised to respond to the owner, thanking her for input. Pond levels have been this high in previous years, and this type of fluctuation can be anticipated due to the pond's relationship with the river. Levels should be going down soon, as river levels will be dropping.
- Landscaping – Sweet directed members to the committee's June written report. Sweet shared the committee's request for authorization to obtain a bid to improve the common area near 6106 N Duxbury Pier Pl. Members provided authorization for the landscape committee to obtain a bid, but expressed concern in removing the weed barrier and what may result in increased maintenance of weeds in that area.
- ACC – Members reviewed the list of requests for the month of May.

New Business:

- ACC Proposed Guidelines re docks and beaches – Motion to adopt the proposed resolution with amendments. M/S/Passed (Nunley/Sweet) Parrott was asked to update the ACC application with the same disclaimer statements regarding docks as was added to resolution.

- AirBnB restrictions? – Members discussed concerns brought forward by owner regarding a possible short-term rental situation in the community. No action was taken at this time.

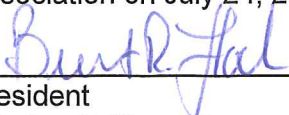
Old Business

- Ratification of Electronic Votes: None this period.

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, July 24, 2019.**

There being no further business, the meeting was adjourned at 6:49 p.m.

These minutes were prepared by Tisha Parrott of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Lakeland Village Homeowners Association on July 24, 2019.



President
Lakeland Village Homeowners Association

Date 7/24/2019