

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

October 28, 2020

Minutes

The meeting was called to order at 6:02 pm.

**Attendees:** Directors present: Teresa Jorgensen, Joe Nunley, Tessie Page, Sandra Sweet, Bob Schwartz, Carolyn Hennen, and Dave Duncan  
Directors Absent: None  
Guests Present: Sentry Management Representative Vanessa Craft and AquaTechnex Representative Trent Sheldon were also present.  
There was a quorum established to conduct business.

**Homeowner Forum:**

- a. Mary Christon Letter: Duncan and Schwartz visited Mary. They offered a solution of removing the boards that create a bridge connecting her property to common area. If this solution doesn't fix the trespassing concerns, a fence extension will be considered.
- b. Susan Gardner Letter: Nunley made a Motion to accept current bid retained by homeowner—motion died. 3 bids to be obtained for the removal of trees and presented to Board.

**Guest Speaker:** Trent Sheldon with AquaTechnex provided data indicating the aerators are providing more oxygen and stability to Pond 6. When a pond has more oxygen and stability it hinders bacteria growth, in turn, providing a more aesthetic look and saves the HOA money.

**Minutes:** Motion to approve minutes from the September 2020 Board of Directors meeting as presented. M/S/P (Sweet/Nunley)

**Finance:** Financials as of September 30, 2020 were reviewed and approved as presented. M/S/P (Nunley/Duncan)

**Management Report:**

- CCR Compliance-Craft
- Lakeland Village Patio Homes Report – Patio Board would like to utilize the last few minutes of the Master's Annual meeting to conduct their annual meeting. Master Board is in agreement.

**Committee Reports:**

- Waterways – None
- Landscaping – Duncan submitted October Landscape Report. Please see attached.
- ACC – Members reviewed ACC report. Please see attached.
- Craft will acknowledge receipt of emails/complaints/requests.

**New Business:**

- Schedule EPS to scope Pond 6 supply line.

**Old Business:**

- 2021 Budget Prep – Nunley to work with Craft to draft 2021 budget. 5% Increase in dues based off of reserve study and 5% insurance increase to be allocated in the budget.

- Ratification of Electronic Votes – None at this time.
- Annual Meeting location: The Rag Company, courtesy of Hennen. The space can accommodate a large group, support virtual connection, and have moderators.
- Action Item List: Check into additional CD's

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, November 25, 2020.**

There being no further business, the meeting was adjourned at 7:22 pm.

These minutes were prepared by Vanessa Craft of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Lakeland Village Homeowners Association.

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President  
Lakeland Village Homeowners Association

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Date