

**Lakeland Village Homeowners Association  
Board of Directors Meeting Minutes  
July 21st, 2022**

**Present:** Martin Hambalek, John O’Keeffe, and Kerry Fost.

**ABSENT:** Tessie Page, Brad Harwood, Carolyn Hennen

**ABSENT:** Sentry Management: Shelli Bartlett

1. **Call to Order:** The meeting was called to order at 6:13 pm by Martin Hambalek
2. **Homeowner Forum:** None
3. **Minutes:** Hambalek made the motion to approve the June 2022, minutes seconded by O’Keeffe. The June minutes have been approved.
4. **Financials:** Bartlett has requested an update from the attorney with the ongoing delinquent homeowner account; Sentry’s delinquency department has reached out to the attorney; will advise when confirmation received.
  - Hambalek to request ICCU email statement
  - Hambalek and Harwood are the designated signers on the ICCU account
  - Hambalek was required to upgrade the ‘Survey Monkey’ software to allow a more efficient way to view results
  - Motion to approve the financials; Fost, seconded by Thurber, passed
5. **Management Report:**
  - **CC&R Compliance:** Porta Potty has been removed
6. **Old Business:**
  - Reserve Study to be sent to the waterways committee
  - Invite the waterway committee to join the meeting
  - Signs along the greenbelt
  - Pond 2 possibly needs a sign
  - Page to draft a survey to be sent via Survey Monkey
  - Invite Sandy Sweet to join the meeting
7. **New Business:**
  - Set up ICCU online bank statements

- Sentry to find another company to give a bid for the ponds.
- Sentry to contact Vial Fotheringham – receive information on foreclosure settlement; how to collect past due monies
- Sentry to contact Tanager to schedule pruning
- Hambalek to contact Tanager regarding bid
- Discussions with the waterway Committee regarding signs for the waterways. Point of contact will be Thurber
- Discuss the gate survey during the August board of directors meeting
- Discuss replacing an outgoing board member; what is the policy and procedures

#### 8. Committee Reports: ACC:

- 2 requests
- **Landscape:** Dave Duncan has sent in his report
- **Waterways:** Ask homeowners for volunteers especially ones that live on each pond
- Duncan may need to tag trees to clarify which ones need tending to
- Fost to reach out to her neighbor regarding trimming the HOA pine trees encroaching on her property li

There being no further business, the meeting was adjourned at 7:33pm

**Next Meeting:** August 18th, 2022 at 6:00 p.m. via TEAMS

These minutes were prepared by Shelli Bartlett of Sentry Management as the managing agent.

*Martin Hambalek*

\_\_\_\_\_  
Martin Hambalek, President

10/03/2022

\_\_\_\_\_  
Date

