

# Lakeland Village

Board Meeting  
Thursday, February 23rd, 2023  
Via Teams

## Minutes

1. Meeting called to order at 6:05 pm by John O'Keefe. John O'Keefe, Monique Thurber, Andrew Okronick, Brad Harwood and Kerry Fost present. Michelle Antonov and April Arnold with Sentry Management also present. Gary Segers, a homeowner, present.
2. Homeowner forum – Gary Segers, along with Tessie and Martin have been working on the waterfall issues in the community park. The pump in the waterfall has had issues over the years. The pump was replaced last in 2016, and in Oct of 2019 pump stopped again. Group received estimates for the cost to replace the pump. In the past the pump cost was estimated between \$2500 and \$3500; the new estimate is close to or exceeds \$6000.

The ~~west~~ **North East** side of lake 3 needs to be dredged of sludge and silt so that the newly installed pump will be effective and will last longer than the pumps in the past. Gary shared the bid that was received for the dredging.

The pump estimate from Burgess was reviewed by the board  
The dredging estimate from Wagner was reviewed by the board

Michelle to give Gary the information for another vendor for dredging  
Wagner to be contacted for a quote for dredging the east side of pond 3 as well as the west.

3. Review minutes from January 2023 meeting. Under old business #9 3-2 vote. O'Keefe abstained. Motion (Harwood: Thurber) 5-0
4. The financial summary for the period ending January 2023 reviewed and accepted as presented. April to reach out to Sentry legal team to find out what to do about homeowner whose account is being held in a collection status.
5. Administration
  - Management report reviewed. Michelle discussed the new process for the meeting packet, including the financial summary.
  - Calendar discussed and explained. To be updated as needed and sent to board for review.
6. Common area/Committee reports
  - Landscaping – nothing at this time
  - Ponds – nothing at this time
  - ACC – nothing at this time
7. Old business
  - TDS damage – Paint on sidewalks; previous manager was supposed to be looking into whether or not TDS would mitigate the damage. The board would like this item removed as they feel it is no longer an issue and the process of removing the paint could possibly cause damage to the concrete.

- Stonehenge bid to do shoreline along pond 7 was reviewed as well as the bid from Rock Placing company. The bid from Rock Placing Co in the amount of \$1200 was approved. **Motion** (Thurber: Fost) 5-0 Sentry to contact Rock Placing for scheduling and to let the board know
- Property insurance quote from State Farm. Tabled until March meeting
- Aquatechnix service bid for aerators needed; Sentry to reach out to Trent with Aquatechnix
- Embankment erosion solution not discussed
- Broken fence along Ulmer – Martin working with Sleepy Hollow to share the cost. BRF quote needed. Sentry to reach out to BRF
- Loan to Lakeland Village Patio Homes resolved and to be removed from agenda
- Newsletter tabled until March meeting
- Damage caused around pond 2 by driver – tabled until March meeting

8. New business – None at this time

9. Next meeting – 3<sup>rd</sup> Thursday of each month.

10. Meeting adjourned at 7:06 pm by John O’Keefe

*Brad Harwood*

03/24/2023