

Martin Hambalek

05/26/2023

Lakeland Village

Board Meeting Minutes
Thursday, March 20th, 2023
Via Teams

1. **Call to order:** 6:01 pm Board members in attendance Martin Hambalek, Tessie Page, John O’Keeffe, Monique Thurber, Brad Harwood, Andrew Okronick
Sentry Management representative April Arnold
2. **Homeowner forum:** None in attendance
3. **Review minutes** from February 2023 meeting.: (M/S) O’Keeffe / Hardwood February meeting minutes are approved with the correction of the **Northeast** from the **West** side of lake 3.
4. **Financials:** (M/S) Thurber/Hambalek Financial report for the period ending February 2023. Discussed Homeowner 020020 account board unanimously approved to write off the balance of \$1928.90 on the account. Sentry to follow up with the accounting dept to see if it can be written off when an account is on Attorney status.
Hambalek is in contact with Brittany Bones at Vial Fotheringham regarding the status of this account to see how they can release the account to allow Sentry to start collecting dues.
5. **Drive-thru: Sentry to send violations to the following addresses**
6771 Cape Arago has a two-tone garage door the bottom half is not painted to match the rest of the door.
10427 waterways have had a cube in the driveway for multiple months.
6. **Common area/Committee reports**
Streetlight issue: Sentry to contact Alloway Electric regarding previously approved globe replacement, to adjust the timer to have them turn off sooner in the morning, and to light numbers 9 and 18. See the map in Sentry files for locations.
Landscape contracts: The board has decided to review contracts further before giving approval. The approval should come via email.
pond #7 Rock repositioning: Rock CO to be out in the morning on 3/21 to move the rock. Also The water feature near where the water feeds the wetlands has fallen into the water causing issue with the flow. Thurber to speak with Rock Co on site to move this rock while on site doing other work.
ACC - 5837 N Cape Arago was completed before the request ACC committee to discuss further via email to decide what action to take.
7. **Old business**
Stonehenge bid review- this has been tabled till further notice and will be removed from the agenda.
Property insurance – tabled till next meeting Sentry to resend quote.
Aquatechnix service bid – Bid was approved in November Sentry to send to Hambalek via DocuSign. Sentry to get a second bid from Aquatechnix for aerator maintenance.
Embankment erosion solution - Table to next meeting
Broken fence along Ulmer update: Confirmed location and the issue of 100 feet of the fence near the monument on Lakeland side that will need to be replaced. Sentry to schedule BRF to quote the repair.
Manzo Dredging: This has been approved via email and will be completed in March.
Newsletter: The board to get Content to the homeowner volunteered and then when complete send it to Sentry for Ebast to include the Annual meeting in May.
Damage caused around pond 2 by a driver – Board looking at options to fix the space that was damaged by the driver, add grass, plant bushes and replace the bench. Page to investigate if the driver was identified.
8. **New business**
Contacting Sentry regarding urgent matters: April explained the customer care line.

Annual Meeting: May 11th at the Eagle Senior Center 6:00 – 7:00 pm sentry to send out a notice with a custom proxy that was given to Sentry in 2020 is located on the P drive.

Garden City Easement Lot 10 Block 1: Board was unaware of this easement signed in 2016, Page will look into this further and be in touch with the city.

9. Next meetings

April 20th at 6:00 pm via Teams

Annual Meeting May 11th at the Eagle Senior Center 6:00 – 7:00 pm

10. Adjourn: 7:35 (M/S) O'Keeffe/Page