

## MEETING AGENDA

### CONVENE MEETING

State TIME and DATE February 17, 2026  
State PLACE held: Northdale Recreation Center

State those present and titles:  
Mary Ellen Kilbride – President  
Mike Williams – Vice President  
Bill Guerra- Treasurer  
Ann Williams – Secretary  
Karen Emberton – Trustee  
Kathy Moran – Trustee  
Richard Balthazor – Trustee

Monique Dailey-Manager

State QUORUM or NOT

Ask for approval of MINUTES OF LAST MEETING(S)  
Last meeting January 20, 2026  
INQUIRE IF ANY CHANGES NEEDED

Motion from trustee to accept minutes  
Second required  
Vote on motion by all trustees and numbers announced

ASK FOR TREASURER'S REPORT January 2026

Motion to accept reports for January 2026  
Call for vote and announce results

OLD BUSINESS TO CONSIDER (Items discussed at previous meetings)

- Update on existing work orders with the County. – from Mary Ellen and Karen
- Follow up from Monique on damaged Verizon/Frontier boxes in neighborhood
- 2 extra meeting signs have been requested – waiting for a quote.
- Repair work on irrigation system scheduled for 2/13/26
- Working on quotes for wall damage in two places from tree trimming and existing bushes/shrubs in back yard of 3222 Fox Lake Drive
- Items attached to wall along N. Lakeview from Fox Lake Drive, i.e. fencing, etc.
- Discussed demand letter approach to homeowners who have damaged wall with items on their property with my daughter, who is an attorney. One issue is that if the trees were planted on the property before the wall was erected, we may not be able to collect damages for wall repairs from the homeowner. The tree trimming incident is more straightforward, because the homeowner hired the tree trimming service and they dropped a limb on the wall top, damaging it. The homeowner will probably go after the tree trimmers, and we don't know the company name since it was not displayed on the

truck we saw and have a photo of. Trees/shrubs growing in the yard that “pushed up” the wall is the issue we faced when we had to install lintels along the wall on the first Copperfield. Construction of items attached to the wall is a different situation.

- Campaign for increasing the annual contribution for North Lakes

#### NEW BUSINESS TO CONSIDER

- Audit is available to be certified on the state LOGER website
- Statistics on phone calls and emails received

Next meeting is scheduled for March 17, 2026

All issues should be discussed, motions proposed if actions are necessary, seconds required and then voted on by Board. Results announced.

When done with new business, President entertains motion to adjourn meeting. Second required, and vote. Time of meeting end is stated for record. **Time ending.....**