

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
Lakes of Pine Forest Homeowners Association
June 13, 2023**

The Board of Directors of Lakes of Pine Forest Homeowners Association met in a regular meeting, open to the membership, on June 13, 2023 at the Steve Radack Community Center and via Zoom Meetings pursuant to notice duly given in accordance with law.

I. Executive Session Call to Order at 6:01pm

II. Quorum was met

III. Business

The board discussed accounts of six (6) uncured for deed restrictions and unanimously approved to send six (6) to the attorney: 9602217714, 9602817903, 9601004815, 9601004819, 9600617939, 9602817942

The board discussed accounts of nine (9) assessment and unanimously approved to send zero (0) to the attorney: 9602717607, 9600304611, 9602104506, 9600404814, 9601317902, 9602417714, 9600304730, 9600517914, 9602417719

- a. With no further business the executive session adjourned at 6:17pm

IV. Executive Business

- a. Board discussed violations
b. Four hearing appeals

V. General Session Call to Order-The meeting was called to order by Board of Directors at 6:30pm.

- a. In attendance
- Board of Directors- John Leech, Val Krupin, Harold Vance, Curtis Culver, John Cameron
 - Managing Agent Christina Bailey, Community Manager, Spectrum Association Management
 - Homeowners-There were twenty two (22) homeowners in attendance at the start of the meeting.

VI. Board Introductions- Each Board member in attendance introduced themselves to the community.

VII. President Address to Community- Curtis did a full recap of the executive meeting for the homeowners. 6 violation accounts sent to the attorney, 9 fully escalated accounts for collections were reviewed, and there was four homeowner appeals.

VIII. May 2023 Meeting Minute Review/Approval-The board was presented the May 2023 Meeting Minutes. The board approved. 5 approvals and signed

IX. Financial Review-

- a. The board and finance committee reviewed the April financial packet. The board approved the April financial packet. The board all in favor (5 votes). May financials were not ready to be reviewed.

X. Business- New

- a. Business in Progress
 - Tree planting Project - Quote presented for relocating holly bushes around the pool building and updating with correct bushes - \$3,720.55. 4 Votes in favor.
 - Signage around the lakes- The MUD approved their portion of the costs for new signs. Fabrication of signs is ongoing.
 1. Quote to remove existing signs around the lakes and one on HOA property, fill and sod, 19 locations at \$25 per post. Board approves all in favor.
 - Commercial Vehicle Signage - No update
- b. New Business / Ratifications between meetings
 - Spectrum handed over the expired boxes to Board to go through them and scan/shred what is needed.
 - 8ft Ladder for pool building purchased. ~\$169.
 - Brackets to secure pool trench drain covers approved. Board all in favor.
 - Approved removal of small section of fence along the Northern section of Windsong. Board all in favor.
- c. Committee Reports
 - Social Committee
 - a. National Night Out- confirmed date of Aug 1st, so the pool will be available. First responders will be invited with their families to enjoy the pool and BBQ. Crimestoppers and safety kits for kids.
 - Additional lifeguard approved for event to increase capacity. The board votes all in favor (5 votes)
 - b. Pool Opening Event recap
 - Grounds Committee
 - a) Noted several fountains having issues to be addressed

XI. Homeowner Forum-

The meeting was opened to the homeowners, questions and comments.

- a. Perimeter fence discussion

- XII. Adjournment of General Session-** With no further business items to transact or homeowner questions, Director Vance moved to adjourn the general session at 7:56pm



Lakes of Pine Forest

November 14 2023
Date