

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
Lakes of Pine Forest Homeowners Association, Inc.  
August 20, 2024**

**The Board of Directors of Lakes of Pine Forest Homeowners Association met in person in a regularly scheduled monthly board meeting, open to the membership, on August 20, 2024 at the Radack Community Center.**

Board Members Present:

Mr. Curtis Culver, President  
Mr. John Leach, Treasurer  
Mr. Harold Vance, At Large

Also Present:

Mr. Ed Gojara and Ms. Pennie Mancuso from Bedrock Association Management, LLC

**Executive Session Call to Order at 6:00 pm**

**Quorum was met (all three board members present)**

**Business**

Discussed several accounts. No account was voted on to be sent to legal.

**Open Session Call to Order**

The meeting was called to order by Board of Directors at 6:36 pm.

In attendance

Board of Directors- Curtis Culver, John Leech, Harold Vance  
Ed Gojara and Pennie Mancuso, Bedrock Association Management

Homeowners-There were 8 homeowners in attendance at the start of the meeting.

**Quorum was met (all three board members present)**

**Presentation of Financials**

Mr. Gojara presented July 2024 financials

**June 2024 Meeting Meetings**

Will be approved at next regularly scheduled board meeting

### **Business- New**

Announcement that one board seat will be voted on at the annual Meeting scheduled for October 2024, date to be confirmed

Lake Treatment-Board voted and approved algae treatment for lakes.

### **Business- In Progress**

Mr. Culver provided an update on the negotiations with the MUD regarding cost sharing agreement.

### **Committee Reports**

Social Committee - Alana presented upcoming events. National Night Out, Halloween trunk and treat, Christmas Decorating Contest and Monthly Newsletter, and possibly Yard of the Month.

Grounds Committee – no report

### **Homeowner Forum**

Numerous items were brought up and discussed including DRV enforcement, lake budget, electrical repairs, sinks holes, MUD projects around the lake, tree planting, neighborhood patrols and other items.

### **Adjournment of General Session**

With no further business items to transact or homeowner questions, Mr. Leech moved to adjourn the general session at 8:23 pm, Mr. Cutis seconded, all were in favor

  
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President, Lakes of Pine Forest HOA Board of Directors

9/24/24  
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Date