

THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. HELD IT'S ANNUAL MEETING ON TUESDAY, OCTOBER 13, 2020 AT 7:00 PM VIA VIRTUAL MEETING 978-990-5000 ACCESS CODE 632980# AND ELECTRONIC VOTING.

DIRECTORS PRESENT: Harold Vance, Val Krupin, Curtis Culver, Heather Downs and John Leech

ALSO, PRESENT: Pam Hummel and Kendall Cook representing Crest Management.

INTRODUCTIONS: The Board of Directors President, Harold Vance introduced the Board of Director members. Director Vance also introduced Pam Hummel and Kendall Cook, representing Crest Management.

CALL TO ORDER/ADOPTION OF AGENDA:

Call to Order: The Annual Meeting was called to order at 7:06 pm.

Adoption of Agenda: The Agenda was approved as presented.

QUORUM DISPOSITION:

Quorum Met: The Board of Directors and Owners were advised that quorum was not met for this meeting. Director Vance adjourned the meeting at 7:07 pm. Director Vance called the meeting to order again at 7:08 pm. Quorum was met with the declining quorum resolution in place. There were 38 votes with Election Buddy, 7 proxies and 23 homeowners present on the virtual meeting call.

DISPOSITION OF MINUTES:

Minutes: Director Vance motioned to approve the minutes from the October 8, 2019 Annual Meeting. Minutes were approved.

ELECTION OF BOARD MEMBERS:

Due to COVID-19, there were no nominations from the floor. Homeowners were asked to send in a Candidate Questionnaire and to ask to have their name placed on the ballot. John Leech and Curtis Culver were incumbents. There were no additional homeowners on the ballot. Val Krupin motioned to accept the acclimation of both incumbents and it was seconded by Harold Vance. Harold Vance motioned to accept the acclimation of Heather Downs to fill a vacant position. The motion was seconded by John Leech and the motion carried.

FINANCIAL REPORT: Pam Hummel, Community Manager, read the financials. As of September 30, 2020 there was \$201,726.17 Total Cash, \$250,975.54 Reserve Funds, \$156,283.99 Non Cap Reserve Funds and \$49,032.53 Receivables.

COMMITTEE REPORTS:

FINANCE COMMITTEE: No report given

FACILITIES COMMITTEE: No report given.

SOCIAL COMMITTEE: There were no social activities planned due to COVID-19.

COMMUNICATIONS COMMITTEE: Julie McKay, Committee Chair commented on clerical errors that were made on the mail out for the Annual Meeting. Ms. McKay also reported that there is conflicting information on the pool signs and the website. Ms. McKay also reported that there are over 240 registered users on the community website.

OPEN FORUM:

Association Attorney Casey Lambright stated the board has sent in more collection files than in the past and that even with the increase in collection files the association is in good shape financially. Director Storm updated the community that the increase imposed in 2019 would be credited back to the homeowners providing their account was paid in FULL by January 31, 2020, as the 2019 budget was amended, the board has formed several committees, National Night Out was a success, the pool room has been cleaned and organized, the board is looking at all contracts, the drainage issue near the pool house is being repaired and additional lighting is being bid on at the pool and parking lot. A homeowner asked about holiday decor. A homeowner asked about park rules signs and what was the spending limit for Crest. A homeowner inquired about force mows and how can the board help homeowners that are ill that would need yard help. A homeowner asked if they could gain permission to plant trees on a reserve near their home.

2020 PLANS AND ACTIVITIES:

The pool proximity cards will be distributed for the 2021 pool season. More social activities will be planned once COVID-19 restrictions are relaxed.

HOMEOWNER OPEN FORUM:

A homeowner asked the board what happened to the By Laws Committee. Director Vance responded that COVID-19 stopped everyone from meeting and that the meetings would resume once the restrictions were relaxed.

A homeowner asked when the bridges were going to be repaired. Director Leech replied that the MUD and the board are working together to resolve the bridge repairs.

A homeowner asked if there would be Christmas Holiday Decor Contest. Marlene Krupin, Social Committee Chair said that the committee will discuss the idea and asked the homeowners to send in more ideas of activities that they would like to see.

A homeowner asked for more information on the bridge repairs. Director Vance described the scope of repairs. The homeowner asked if information could be added to the social media apps that the board uses and Julie McKay, Communications Committee Chair stated that the information is added as it occurs.

A homeowner asked about AT&T repairs and who was going to repair all of the damages that have occurred by AT&T. Director Vance stated that a flyer was put on the homeowner's doors and they could reach out to the construction company via the contact information on the flyers.

Directors Culver and Leech both suggested that the homeowners document the damage that AT&T is causing due to construction.

A homeowner asked if the board could try to get AT&T to stop driving on the reserve area grass.

A homeowner asked if AT&T was going to pressure wash the arrows that they have painted for construction off of the concrete when they are finished.

A homeowner asked who was responsible for the trash and debris that is in the lakes. Louisa Hodges, homeowner and MUD director stated that trash retrieval would be in the MUD inspection report.

A homeowner stated that they were denied for solar panels on their roof and asked for the appeals process procedure.

A homeowner stated that they did not understand the mail out letter and that they were not thrilled with the letter about homeowner owned fences.

ADJOURNMENT

With no further business to be discussed meeting was adjourned at 8:10 pm.

Harold Vance

11 / 19 / 2021




Signed

Date

Signature Certificate

Document Ref.: 9UDOH-SNHHV-Z3PHH-MSDTW

Document signed by:

	<p>Harold Vance</p> <p>Verified E-mail: harold.vance@islandpeak.com</p> <p>IP: 73.232.50.96 Date: 19 Nov 2021 15:05:51 UTC</p>	 
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