

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
Lakes of Pine Forest Homeowners Association
March 22, 2022**

The Board of Directors of Lakes of Pine Forest Homeowners Association met in a regular meeting, open to the membership, on March 22, 2022 at Clay's Restaurant and via Zoom Meetings pursuant to notice duly given in accordance with law.

I. Executive Session Call to Order at 6pm

II. Quorum was met

III. Business

1. The board discussed violations of twelve (12) uncured violations for deed restrictions and unanimously approved to send three (3) to the attorney and put nine (9) on hold
2. The board discussed violations of eight (8) assessments and unanimously approved to send seven (7) to the attorney and place one (1) on hold.
3. With no further business the executive session adjourned at 5:59pm

IV. Homeowner Hearings

1. There were no hearings.

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

a. In attendance

- i. Board of Directors- John Leech, Val Krupin, Harold Vance, Curtis Culver
- ii. Managing Agent Christina Bailey, Community Manager, Spectrum Association Management
- iii. Homeowners-There were fourteen(14) homeowners in attendance at the start of the meeting.

VI. Meeting Code of Conduct Review-Each member present was provided a Code of Conduct to be followed during the meeting. This Code of Conduct will be included in all meeting packets.

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

VIII. February 2022 Meeting Minute Review/Approval-The board was presented with a copy of the meeting minutes from the Board meeting held in February, 2022, Director Leech made

motion to approve the meeting minutes. The motion was seconded by Director Stanley in and with all in favor the motion to approve minutes passed. Mrs. Bailey to file executed minutes.

- IX. Ratification of Actions Taken Between Meetings-** Between the February 2022 and March 2022 board meeting no actions were taken that needed to be ratified.
- X. Financial Review-** Christina Bailey presented the membership the March 2022 Balance sheet, income statement, and income statement summary.
- XI. Projects:** Mailbox replacement. The board approved the 2022 Pool Deactivation list
- XII. Homeowner Forum-**
The meeting was opened to the homeowners, questions and comments. There were questions concerning more community communication with projects that are going on
- XIII. Adjournment of General Session-** With no further business items to transact or homeowner questions, Director Leech moved to adjourn the general session at 7:25pm

President, Lakes of Pine Forest
Agent

Christina Bailey, SpectrumManaging

Secretary, Lakes of Pine Forest

Date