

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
Lakes of Pine Forest Homeowners Association  
August 16, 2022**

**The Board of Directors of Lakes of Pine Forest Homeowners Association met in a regular meeting, open to the membership, on August 16, 2022 at Spectrum Office 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 accounts of one (1) uncured for deed restrictions and unanimously approved to send one (1) to the attorney: 9601204915(both)
2. The board discussed accounts of six (6) assessment and unanimously approved to send six (6) to the attorney: 9600817614, 9601604718, 9601705007, 9602417719, 9600104615, 9601817907
3. With no further business the executive session adjourned at 6:29pm

**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 6:31pm.

- 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 eleven (11) 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. July 2022 Meeting Minute Review/Approval-**The board was presented the July 2022 Meeting Minutes. The board approved.

**IX. Business- New**

- The board discussed the 2023 budget. Budget to be approved in September.
- The board approved to transfer \$26,700 to reserve for yearly contribution
- The board approved to transfer \$16,731.62 to operation for project
- The board approved to transfer \$22,352 to operation for project

**X. Ratification of Actions Taken Between Meetings-** Between the July 2022 and August 2022 board meeting.

**XI. Financial Review-** Board approved June Finance packet.

**XII. Projects:** Cameras

**XIII. Homeowner Forum-**

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

**XIV. Adjournment of General Session-** With no further business items to transact or homeowner questions, Director Leech moved to adjourn the general session at 7:33pm

President, Lakes of Pine Forest  
Agent

Christina Bailey, SpectrumManaging

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Secretary, Lakes of Pine Forest

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Date

