

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. HELD ON September 16, 2025 @ 6:00PM, AT STEVE RADACK COMMUNITY CENTER.**

**BOARD MEMBERS PRESENT**

Curtis Culver, John Leech and Harold Vance were present and thus a quorum was established

Also present were Ed Gojara and Martha Bravo with Bedrock Association Management

**BOARD MEMBERS ABSENT**

n/a

**OPEN SESSION CALL TO ORDER**

- Martha Bravo called to order at 6:06pm

**APPROVAL OF PRIOR MEETING MINUTES**

- The meeting minutes from the August 2025 board meeting were approved unanimously

**RATIFICATION OF ACTIONS OUTSIDE OF MEETING (Approved - email vote)**

- Additional Lawn & Maintenance Services

**NEW BUSINESS**

- New electrical provider -NRG
- Obtaining Quotes for Insurance
- High Tech Lawn Services #L10017090 Proposal Approved of Tree removals @ Lake and near Dylans Point CT

**FINANCIAL REPORT**

- The financial committee reviewed and approved.
- Budget for 2026 was approved; assessments increased to \$719.00

**BUSINESS IN PROGRESS**

- MUD (Municipal Utility District) area maintenance update discussion
- Pool Key Card System -discuss updating system for 2026 pool season

**LEGAL REPORT & ACTIONS**

The following accounts were approved to be forwarded to Legal

[2012694](#)

[2012852](#)

[2013062](#)

[2012871](#)

[2012373](#)

[2012781](#)

### **COMMITTEE REPORTS**

- Social Committee- update
  - Fall Festival planning
- Grounds Committee
  - n/a

### **HOMEOWNER FORUM**

- Ten (4) home owners were present at the meeting, some of the items discussed included:
- - MUD, lakes and maintenance of lake areas.
  - EZ Fiber concerns

### **EXECUTIVE SESSION - CALL TO ORDER**

- Due notice having been given and a quorum being present, the executive session was called to order at 6:45pm

### **ADJOURNMENT**

- There being no further business, the meeting was adjourned at 7:01pm
- The next monthly Board meeting will be held on October 14<sup>th</sup> after the Annual Meeting if necessary, at the Radack Center.

NOTE: Members' Annual Meeting: Tuesday, October 14, 2025, 6:00pm at Steve Radack Center

President, Lakes of Pine Forest HOA, BOD

Date