

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. HELD ON August 19, 2025 @ 6:00PM, AT STEVE RADACK COMMUNITY CENTER.

BOARD MEMBERS PRESENT

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

Curtis Culver

OPEN SESSION CALL TO ORDER

- Martha Bravo called to order at 6:01pm

APPROVAL OF PRIOR MEETING MINUTES

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

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

- Additional Lawn & Maintenance Services

NEW BUSINESS

- Discussed New legislative HOA Changes
- 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.

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
n/a

COMMITTEE REPORTS

- Social Committee- update
 - Fall Festival in lieu of National Night Out.
- Grounds Committee
 - n/a

HOMEOWNER FORUM

- Ten (10) home owners were present at the meeting, some of the items discussed included:
 - Deed Restriction Violations and Letters
 - MUD, lakes and maintenance of lake areas.
 - EZ Fiber concerns
 - Homeowner involvement discussed for ACC requests

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 Board meeting will be held on September 16, 2025 at 6:00pm at the Radack Center.

President, Lakes of Pine Forest HOA, BOD

Date