

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. HELD ON FEBRUARY 14, 2025, AT 6:00PM, AT STEVE RADACK COMMUNITY CENTER.

BOARD DIRECTORS PRESENT

Curtis Culver, President
John Leech, Treasurer
Harold Vance, At Large

ABSENT

IN ATTENDANCE

Also in attendance was April Pitarra, with Bedrock Association Management.

EXECUTIVE SESSION CALL TO ORDER

Due notice having been given and a quorum being present, the executive session was called to order at 6:00pm.

BUSINESS

The Board reviewed the aging reports of the community.

OPEN SESSION CALL TO ORDER

April Pitarra with Bedrock Association Management called to order at 6:30pm in attendance was Curtis Culver, John Leech and Harold Vance.

APPROVAL OF PRIOR MEETING MINUTES

November 2024- Meeting minutes were approved as written

FINANCIAL REPORT

The financial reports for the month ending January 2025 were reviewed and discussed. It was reported that there was \$225,884.57 in the operating account. Savings account \$190,939.93, MM Account \$232,279.93

The board voted that any homes that owe 2 years or more of past due assessments will automatically be sent to the attorney for collections.

NEW BUSINESS

The board voted to move the meeting time to 6pm and the executive to the end of the meeting. Effective the next meeting all meetings will begin at 6pm open to the members. Bedrock will send email blast to the community.

The board approved the pool contract for the 2025 season with Lonestar Pools.

LEGAL REPORT & ACTIONS

The board approved acct# 436-0102-9489 and 436-0103-6090 to be sent to the attorney for deed restriction enforcement.

The board has tabled the fining policy until additional changes can be made for commercial vehicles. The board has inquired about adding a rental cap policy to only allow a certain amount of homes to be rental properties within the community.

The board approved the amendment to the Fine Policy and an amendment to the Leasing and Tenancy policy.

COMMITTEE REPORTS

Alana reported The upcoming events for 2025 will be Spring Fling 4/12/2025, and the Community Garage sale 4/5/2025

HOMEOWNER FORUM

There was 2 homeowners present

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 7:16p.m.
The next board meeting is April 22, 2025 at 6:00pm at the Radack Center.

President, Lakes of Pine Forest HOA, BOD

Date

