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.

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

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 14th 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