

Lakes of Deer Creek
Condominium Association
Board of Directors Meeting minutes
Monday April 14th , 2025
6:30 pm at the Clubhouse

1. Call to Order

The meeting was called to order at 6:31 PM by President Michael Lotwich.

2. Roll Call

All board members were present:

Michael Lotwich, President

Robert Capozziello, Vice President

Manuel Pereira, Treasurer

Robin Preziosi, Secretary

Scott McAmis, Director

3. Approval of Previous Meeting Minutes

Rob Capozziello made a motion to waive the reading and approve the minutes from the February 24, 2025, meeting.

Motion seconded by Manuel Pereira.

All in favor. Motion passed.

4. Financial update

Treasurer Manuel Pereira presented the financial report.

Motion to approve the Treasurer's report made by Robin Preziosi, seconded by Scott McAmis.

All in favor. Motion passed.

6. Legal review and DCA update by Michael Lotwich

5. Committee Appointment

Rob Capozziello made a motion to appoint Mr. Nelson Cardoso to the Compliance Committee.

Seconded by Manuel Pereira.

All in favor. Motion passed.

Board Members

President – Mike
Lotwich

Vice President –
Rob Capozziello

Treasurer - Manuel
Perreira

Secretary – Robin
Preziosi

Director – Scot
McAmis

Property
Management
Benchmark

7 . Rob Capozziello provided an update to the homeowners regarding the association card and website.

8. Architectural Review Board (ARB) Request

The board unanimously denied the ARB request submitted by the homeowner at 639 Lake Point North to plant additional plants in the yard.

9. Rules and Regulations Discussion

The board discussed the need to update the current rules and regulations, which date back to 1981.

10.Social Membership Report

Robin Preziosi provided an update on social membership activities.

11. Scott McAmis updated the homeowners on the ongoing pressure washing project.

12. Faruk Shokunbi, Property Manager, provided a status update on work orders and maintenance activities within the community.

13. Michael Lotwich provided an update on the pool conditions

14. Good and Welfare

The board answered all questions posed by homeowners during the open forum.

15. Adjournment

Motion to adjourn was made by Manuel Pereira at 7:04 PM, seconded by Rob Capozziello.
All in favor. Meeting adjourned.