

**Lakes of Deer Creek
Condominium Association
Board of Directors Meeting minutes
Monday October 7, 2024
6:30 pm at the Clubhouse**

Agenda

Pledge of Allegiance

- 1) Call to order By Ron 6:40 pm
- 2) Roll Call, quorum met, all board members are present.
- 3) Approval of the previous meeting minutes.
The board motion to wave the reading and approve previous months minutes. All members in favor, motion passed.
- 4) Association Business:
 - Reserve Study review –The board updated homeowners on the reserve study report that was completed.

All recommendations in the report were discussed with the project manager from Reserve Study company, Guillermo Estenoz who was present via phone.

Mr. Jim Falcone communicated with the project manager during the meeting in the name of the board.

Board Members

President - Ron
Tetreault

Vice President - Phil
Emerman

Treasurer - Mike
Lagan

Secretary - Mike
Lotwich

Director – Carlos
Caceres

Property
Management
Benchmark

- Draft budget 2025 review

Mr. Lagan have his input on the preliminary budget. Mr. Falcone, who is a member of the budget committee gave a detailed analysis of the preliminary 2025 budget. The final budget proposal is still pending.

-Sealcoating update - Mr. Lagan updated homeowners on the project and expected commencement after the hurricane season. Stil no final date and confirmation.

- Hedges replacement update. - Mr. Lagen updated homeowners

-Vendor licensing and insurance – The board and the property management is working to collect association vendors information, update insurance documentation and their licensees.

-Work order procedures and protocol- Update from the board

-Amended rules and regulations – Update from the board

-Towing contract update- It is in the finale stage of completion. Most likely by the next meeting the board will have a contract signed.

-Southern roof repair and reimbursement update-

Some repairs made by southern roofing company are not done at the satisfactory level and the roofing company and the association informed the members that they are trying to get the vendor to give them a credit for those repairs. Initial contact has been made.

-Insurance policies expiration update

Update on the policies that are due for renewal. The board informed they are working on renewals.

5) Board of directors' report

6) Owner discussion – All owner questions and concerns were addressed by the board.

7) Adjournment . Mr. Lotwich made a motion to adjourn the meeting at 7:39pm , Mr. Ron second the motion. Meeting adjourned.