

**Lakes of Deer Creek
Condominium Association
Board of Directors Meeting
Monday February 24th , 2025
6:30 pm at the Clubhouse**

Agenda

Pledge of Allegiance

1. Call to Order

President Michael Lotwich called the meeting to order at 6:30 PM.

2. Roll Call

All board members were present.

3. Confirmation of Notice

The meeting notice was confirmed as properly posted and distributed in accordance with association requirements.

4. Approval of Previous Meeting Minutes

Rob Capozziello made a motion to waive the reading and approve the minutes from the December 16, 2024 meeting. Robin Preziosi seconded the motion. All were in favor. Motion passed.

Manny Perrera made a motion to waive the reading and approve the minutes from the January 7, 2025 meeting. Rob Capozziello seconded the motion. All were 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

Michael Lotwich made a motion to waive the reading and approve the minutes from the January 14, 2025 meeting. Manny Perrera seconded the motion. All were in favor. Motion passed.

5. New Business

a. Financial Update

Treasurer Manny Perrera provided a financial update to the membership.

b. DCIA Meeting Update

President Michael Lotwich shared highlights from the recent DCIA meeting.

6. Committee Updates and Appointments

Beautification Committee: Volunteers needed.

Budget Committee: Appointed members – Jim Falcone, Manuel Perrera, and Steve Chery.

Compliance Committee: Appointed members – Laura Salansky and Joey Lango.

Social Committee: Appointed members – Robin Preziosi and Scott McAmis.

Michael Lotwich made a motion to approve all committee appointments. Manny Perrera seconded. All approved. Motion passed.

Note: Homeowners interested in volunteering for any committee may submit their names to the property manager.

7. Management Updates

Property Manager Faruk Shokunbi informed the membership that all pending work orders had been completed and closed.

8. Architectural Review Board

Rob Capozziello updated the membership on recent projects and confirmed that flowers had been planted by the monument signs.

9. Board Meeting Schedule Amendment

Rob Capozziello made a motion to amend the regular board meeting schedule to the first Monday evening every other month: January (Annual), February, April, June, September, and November.

Manny Perrera seconded. All approved. Motion passed.

10. Property Tour Update

Rob Capozziello provided a summary of the recent property tour.

11. New Vendors and Services

Scott McAmis was temporarily handling janitorial/handyman duties until the new associate was trained and appointed.

The board announced Seminole Pools as the new pool service provider.

Concrete work is assigned to Coastal.

New Roofing Vendors Added: Astro Roofing, in addition to Crest Roofing, Atlas Roofing, and Petitto Roofing.

12. Website Update

The board provided an update regarding improvements and available resources on the community website.

13. Palm Tree Trimming

The board reviewed all submitted proposals for palm tree trimming. After consideration, the contract was awarded to Complete Outdoor Landscape. Proposals are available for review on the website.

14. Good and Welfare

All homeowner questions and concerns were addressed by the board

15. Adjournment

Rob Capozziello made a motion to adjourn the meeting. Scott McAmis seconded the motion. All approved. The meeting was adjourned at 7:50 PM.