

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

Agenda

- PLEDGE OF ALLEGIANCE
- A WELCOME AND CALL TO ORDER
- ROLL CALL
- ESTABLISHMENT OF A QUORUM OF DIRECTORS
- CONFIRMATION OF NOTICE OF MEETING
- CALL MEETING TO ORDER
- APPROVAL OF MINUTES FROM DECEMBER 16, 2024, JANUARY 7, 2025, AND JANUARY 14, 2025, BOARD OF DIRECTORS MEETINGS

NEW BUSINESS

1. Financial Update: **Manny Perreira**
2. DCIA Updates: **Michael Lotwich**
3. Committee Updates and Appointments:
 - a. Beautification: **Need Volunteers**
 - b. Budget: **Jim Falcone & Manuel Periera – Need Volunteer**
 - c. Compliance Committee: **Laura Salansky & Joey Longo - Need Volunteer**
 - d. Social: **Scott McAmis & Robin Preziosi**
4. Management Updates:
 - a. Work Order Review – **Faruk Shokunbi**
 - b. Architectural Board Review – **Rob Capozziello**
5. Board Meeting Dates
 - a. Board Consideration of and Vote to amend meeting frequency to first Monday every other month with no meetings in July-August.
 - i. January (Annual), February, April, June, September & November.
6. Board Property Tour Update: **Rob Capozziello**

Board Members

President – Michael Lotwich

Vice President – Robert Capozziello

Treasurer - Manuel Pereira

Secretary – Robin Preziosi

Director – Scott McAmis

Property Management
Benchmark

7. New vendors:

- a. Groundskeeper/Clubhouse Maintenance – Scott McAmis to handle until new Associate is trained.
- b. Seminole – Pool
- c. Coastal – Concrete
- d. Aastro – New Roofing vendor to add to Pettito, Crest and Atlas

8. Palm Tree Trimming:

- a. Board Consideration of and Vote to award the Palm Tree Trimming job. See the Association website for proposals.

9. Website Review – compliance 2026

- a. Board Consideration of and Vote to pass the Neigrs by Vintem website. – See Association Website for proposal.

10. Good and Welfare.

LODC Bylaws Section 5.08: Attendance at BOARD Meeting. All meetings of the BOARD shall be open to all members and notice of such meetings of the Board and only those committees which have the authority to take final action on behalf of the Board or make recommendations to the Board regarding the Association budget shall be posted conspicuously on the condominium property at least 48 hours in advance of such meeting, except in the event of an emergency and shall be open to all Unit Owners.

In the event a member conducts himself in a manner detrimental to the carrying on of such meeting, then any director may expel said member from the meeting by any reasonable means which may be necessary to accomplish such an expulsion.

Also, any director shall have the right to exclude from any meeting of the BOARD any person who is not able to provide sufficient proof that he is a member, unless said person was specifically invited by the directors to participate in such meeting.

A director may appear at a BOARD meeting by telephone conference, but in that event a telephone speaker shall be attached so that any discussion may be heard by the directors and members present as in an open meeting. Board meetings may be held via Zoom or other such electronic method.