

**Lakes of Deer Creek  
Condominium Association  
Board of Directors Meeting  
Monday June 23, 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
- APPROVAL OF MINUTES FROM April 14, 2025, BOARD OF DIRECTORS MEETINGS

**NEW BUSINESS**

1. Financial Update: **Manny Perreira**
2. Board Resignation: **Michael Lotwich**
  - a. Scott McAmis - relocated
3. Board consideration and vote on the following item:
  - a. Appointment of New Board Member
4. Property Insurance Renewal: **Michael Lotwich**
5. New Pool Vendor – JMC Pools: **Michael Lotwich**
6. DCIA Updates: **Michael Lotwich**
7. Legal Review Update: **Rob Capozziello**
8. Committee Updates and Appointments:
  - a. Social: **Robin Preziosi**
  - b. Compliance Committee: **Laura Salansky, Joey Longo & Nelson Cordoso**
9. Projects Updates: **Robin Preziosi**
10. Architectural Review Board: **Rob Capozziello**
11. Website Update: **Rob Capozziello**
12. Management Updates: **Faruk Shokunbi**
  - a. Work Order Review
13. Good and Welfare.

Board Members

President – Michael Lotwich

Vice President – Robert Capozziello

Treasurer - Manuel Pereira

Secretary – Robin Preziosi

Director –

Property Management  
Benchmark

## **Join Zoom Meeting**

**<https://us02web.zoom.us/j/87507823868?pwd=zalgaNOJazbEo5XGeNXP2YqcGEIB23.1>**

**Meeting ID: 875 0782 3868**

**Passcode: 145073**

**One tap mobile**

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**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.