

## **Lakewood Community Services Association Inc.**

Board of Directors Meeting

Time: 2:00 pm

Date: February 11<sup>th</sup> 2025

Place: Newell Property Management/Conference Call

### **Directors:**

President – Allen Wittenauer

Treasurer – Connie Gibbons

Director at Large – Gary Farber

Director at Large - Wayne Price

### **Representatives:**

Rich Gannon – Villas 1

Charles Salyer – Villas 4

Denise Hanrahan – Villas 8

M Cherney – Condo 1

Skip – Single Family 2

### **Manager:**

Adoni Kokkinos – Newell Property Management

#### **1) Call of the roll and certification of quorum**

A Wittenauer called to order at 2:00 pm.

#### **2) Determination of Quorum**

There was a quorum of directors' present

#### **3) Proof of notice of meeting or waiver of notice**

The meeting was posted in accordance with Florida State Statutes.

#### **4) Evergreen Update – MSTU**

A Wittenauer gave an update on the MSTU, the evergreen committee will be meeting next week. The general consensus of the group was that most owners who had voiced opinions. The board recommends that the MSTU committee work with Single Family Homes One, and Villas 6, as well as Winter park and Glades to purchase Evergreen through an MSTU.

5) **Lakes**

There was discussion regarding the lakes, the association will be pursuing reimbursement from evergreen for the approximate 50% of the costs of lake maintenance that LCS has been absorbing.

There was a motion by C Gibbons seconded by A Wittenauer to file a lien against Evergreen, the motion passed unanimously.

6) **Irrigation Update**

Ryan has completed the cross contamination check for the irrigation system.

7) **Old Business**

There was no old business to discuss.

8) **New Business**

There was no new business to discuss.

9) **Adjournment**

There being no further business to discuss. There was a motion to adjourn by C Gibbons, the motion was seconded by W Price and the meeting adjourned at 2:48PM.