

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

Board of Directors Meeting

Time: 4:00 pm

Date: August 26<sup>th</sup> 2024

Place: Newell Property Management/Conference Call

### **Directors:**

President – Allen Wittenauer

Treasurer – Connie Gibbons

Director at Large – Tanya Berkebile

Director at Large – Gary Farber

### **Representatives:**

Rich Gannon – Villas 1

Mary Flaminio – Villas 2

Vern Bennet – Villas 7

Leigh Bugbee – Single Family 2

Charles Salyer -

### **Manager:**

Adoni Kokkinos – Newell Property Management

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

A Wittenauer called to order at 4:00 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) Approval of minutes from last meeting**

There was a motion by A Wittenauer seconded by T Berkebile to approve the minutes of the last board meeting, the motion passed unanimously.

#### **5) Discussion of Evergreen Golf Course and**

There was discussion of the MSTU, it is possible to be in place in November of 2025. The association is assembling the bids. The association has negotiated a potential loan with Cogent. This loan would cover the initial purchase price along with initial required improvements. The loan service along with the ongoing maintenance costs will be funded through the MSTU. The association is assembling costs associated with this. The

association made an initial purchase offer with contingencies for one million dollars. They received a counter of 1,500,000.00 with no contingencies and an expedited closing schedule. The association will continue to gather information and review its options.

**6) Adjournment**

There being no further business to discuss there was a motion to adjourn by A Wittenauer, the motion was seconded by T Berkebile and the meeting adjourned at 3:48PM.