

Lakewood Community Services Association, Inc.

Board of Directors Meeting Minutes

Date: January 12, 2026

Time: 2:00 PM

Location: Newell Property Management / Conference Call

Board Members Present

Alan Wittenauer – President

Tonya Berkebile – Vice President

Charles Salyer – Treasurer / Director

Leigh Bugbee – Secretary

Gary Farber – Director

Representatives Present

Mary Flaminio – Villas 2

Rick Gannon – Villas 1

Management

Adoni Kokkinos – Newell Property Management

Call to Order

The meeting was called to order at 2:00 PM by President Alan Wittenauer.

Determination of Quorum

President Wittenauer determined that a quorum of the Board of Directors was present.

Lakewood Villas 7 Update

Management reported that Lakewood Villas 7 is currently delinquent. Multiple communications have been made with the association. The association advised that their management company has experienced staffing and health-related challenges. Payment is expected to be made as soon as possible.

Organization of the Board – Appointment of Treasurer

A motion was made by Alan Wittenauer and seconded by Leigh Bugbee to appoint Charles Salyer as Treasurer. The motion passed unanimously.

Annual Meeting – Date and Location

The Board confirmed that the Annual Meeting of the membership will be held on April 15, 2026, at 1:00 PM at Newell Property Management.

Addition of Pressure Relief Valves

A motion was made by Allen Wittenauer and seconded by Charles Salyer to approve the installation of up to five additional pressure relief valves. The motion passed unanimously.

Discussion Items

- The Board discussed lake maintenance expenses and potential cost recovery related to the golf course.
- The Board discussed the targeted speeding enforcement program scheduled to begin this month with the Collier County Sheriff's Office (CCSO).

Adjournment

There being no further business to come before the Board, a motion was made to adjourn. The meeting was adjourned at 2:00 PM.