

Lakewood Community Services Association, Inc.

Board of Directors Meeting Minutes

Date: August 19, 2025

Time: 9:00 AM

Location: Newell Property Management / Conference Call

Directors Present:

- Allen Wittenauer – President
- Connie Gibbons – Treasurer
- Tanya Berkebile – Vice President
- Gary Farber – Director at Large
- Charles Salyer – Director at Large

Representatives Present:

- Noma McLachlan
- Peggy Reagan – Villas 6
- Denise – Villas 8
- Skip – Single Family 2
- Richard Gannon – Villas 1
- Mary Flaminio – Villas 2

Management:

Adoni Kokkinos – Newell Property Management

1. Call to Order and Determination of Quorum

The meeting was called to order at 9:00 AM by President Allen Wittenauer. A quorum of the Board of Directors was established, and proper notice of the meeting was confirmed in compliance with Florida State Statutes.

2. Approval of Previous Minutes

A motion was made by President Allen Wittenauer and seconded by Vice President Charles Salyer to approve the minutes of the previous Board meeting. The motion carried unanimously.

3. Vehicle Crash at US 41

The Board discussed the recent vehicle crash at US 41. Newell Property Management met with Expo Painting, who advised against concrete repair. Instead, they recommended cleaning, grinding, and repainting of the bottom area. The Board approved proceeding with this course of action, and repairs are scheduled to be completed within the week.

4. Discussion of Proposed LCS Joining Fee Option

R. Murrell presented an overview of a potential capital contribution (joining) fee for Lakewood Community Services. It was recommended that sub-associations implement this fee individually at their discretion.

5. Evergreen Owner and Code Enforcement Update

R. Murrell drafted and sent a letter to BH Naples, the Evergreen owner, regarding lake maintenance responsibilities. It was reported that the prior aquatics firm had ceased servicing the lakes. The Board approved engaging Advanced Aquatics to resume lake maintenance services, with costs covered by the Association.

6. Cleaning of Drainage Lines

The Association reviewed a bid in the amount of \$30,000 to clean the drainage lines behind Villas 1. Discussions included exploring options to reduce debris entering the drainage system as a potential cost-savings measure.

7. Lake Maintenance Costs and Spike-Rush Treatment

The Board reviewed the costs of ongoing lake maintenance, particularly the spike-rush growth in Lake 2. An owner-installed spike-rush resulted in a proposal from Advanced Aquatics for \$4,800 annually to maintain it. Due to excessive costs, the Board approved a one-time chemical treatment for approximately \$270 to eliminate the spike-rush.

8. Lift Station Status Update

Vice President Charles Salyer reported on the lift station project. The fencing material remains on backorder. Collier County anticipates completion of the lift station project within approximately one month.

9. Preliminary Budget Figures for Bluestream Billing

Manager Adoni Kokkinos provided an overview of the Bluestream billing and receivables process. Vice President Salyer requested that Bluestream extend their receivables timeline to alleviate cash flow concerns. Kokkinos will work to develop a monthly budgeting system to reduce variances in 2026 and better manage these expenses.

10. Adjournment

There being no further business, a motion to adjourn was made by President Wittenauer, seconded by Vice President Salyer, and approved unanimously. The meeting was adjourned at 10:15 AM.

Respectfully submitted,

Adoni Kokkinos
Newell Property Management