

Lakewood Community Services Association Inc.

Annual Meeting of Members

Time: 10 am

Date: April 25th 2024

Place: Newell Property Management

Directors:

President – Allen Wittenauer
Vice President – Wayne Price
Treasurer/Secretary – Connie Gibbons
Director at Large – Tanya Berkebile
Director at Large – Gary Farber

Representatives:

Charles Salyer – Villas 4
Rich Gannon – Villas 1
Leigh Bugbee – Single Family 2
Vern Bennet – Villas 7

Manager:

Adoni Kokkinos – Newell Property Management

Agenda

- 1) **Call of the roll and certification of quorum**
A Wittenauer called to order at 2:03 pm.
- 2) **Proof of notice of meeting or waiver of notice**
The meeting was posted in accordance with Florida State Statutes.
- 3) **Reading and disposal of any unapproved minutes**
Connie Gibbons made a motion to waive the reading of minutes and approve as presented, the motion was seconded by G Farber, the motion passed unanimously.
- 4) **Reports of Strategic Committee/Golf Course Update**
There has been an indication that the clubhouse may be interested in a purchase. As a result, the association is going to continue pursuing the MSTU. There was discussion regarding the specifics. The overall cost would be estimated at about \$24.00 per month per unit. It appears that to move forward the vote would be a vote of the representatives and

not necessarily a vote of the membership. The board agreed and authorized Charles Salyer to pursue what the final costs would be.

Strategic Committee:

- Vicky Downs
- Connie Gibbons
- Karen Homiak
- Kim Jokela
- Richard Jokela
- Alan Wittenauer

The strategic committee should report to the LCS board through Charles. Any and all expenditures should be approved through the LCS board.

5) Blue Stream Update

There was discussion regarding blue stream, they appear to be within their contract requirements for service. There was discussion regarding a specific issue that appears to have been related to a service box. There appears to be a training issue. Blue stream will address this.

6) Lake/water Management

There was a review of the lakes, the association currently maintains 6 lakes, however they are only responsible for 2 lakes. However, because Evergreen does not take care of the lakes despite the service agreement, so LCS has been absorbing the cost.

7) Presidential Spending Approval

There was a motion by C Gibbons seconded by to approve expenditures up to \$1,000.00 for any budgeted items independently, expenditures beyond that the board will need to be advised.

8) Boatyard Gate

The association has a proposal for \$4,500.00 to replace the gates but the specification is vague, and management is uncomfortable with the quote until they provide a written specific estimate. Ryan has offered to work on it for \$110.00 per hour. The association is going to table the discussion.

9) Other Business

- a. There was a motion by A Wittenauer seconded by W Price to approve a website for LCS.
- b. There was a motion by A Wittenauer seconded by T Berkebile to approve a donation to Vikki Downs campaign in the amount of \$250.00. The motion passed three in favor two opposed (C Gibbons, W Price).

10) **Adjournment**

There was a motion by A Wittenauer seconded by G Farber to adjourn the meeting at 3:30 pm the meeting adjourned.