

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

Annual Meeting of Members

Time: 10 am

Date: April 25<sup>th</sup> 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.