

Lakewood Community Services Association, Inc.
Annual Meeting of Members & Organizational Meeting Minutes

Date: April 15, 2026

Time: 1:00 PM

Location: Newell Property Management

Members/Representatives Present:

- Alan Wittenauer
- Connie Gibbons
- Charles Salyer
- Gary Farber
- Leigh Bugbee
- Vickie Downs
- Mary Flaminio
- Denise Hanrahan
- Vern Bennet
- Tonya Berkebile

Management Present:

- Adoni Kokkinos – Newell Property Management

1. Call to Order and Certification of Quorum

The Annual Meeting of Members was called to order by Alan Wittenauer at 1:01 PM. A quorum of the membership was established.

2. Proof of Notice

Notice of the meeting was duly posted and mailed in accordance with Florida Statutes. An affidavit of mailing was presented and accepted into the record.

3. Approval of Prior Meeting Minutes

Adoni Kokkinos provided a summary of the prior meeting minutes. A motion was made by Alan Wittenauer to approve the minutes as summarized, seconded by Gary Farber. The motion carried unanimously.

4. Officer Reports

Deputy Spartz provided a presentation regarding the Collier County Sheriff's Office (CCSO) and its ongoing partnership with the Association.

5. President's Report

Alan Wittenauer provided an overview of the Association's activities over the past year. He noted that as an even-numbered year, board positions for single-family homes, villas, and condominium representatives were subject to appointment/confirmation.

6. Board Confirmation

A motion was made by Alan Wittenauer and seconded by Wayne Price to approve the existing board. The motion passed unanimously.

7. Financial Report

Adoni Kokkinos presented a financial overview of the Association, including general performance and fiscal condition.

8. Committee Reports

No committee reports were presented.

9. Announcement of Directors (2025-2026)

The following representatives and directors were announced:

- Charles Salyer – Villas 4
- Rich Gannon – Villas 1
- Mark Cherney – Condos 1
- Peggy Reagan – Villas 6
- Wayne Price – Condos 2
- Alan Wittenauer – Single Family 1
- Gary Farber – Condos 3
- Leigh Bugbee – Single Family 2
- Mary Flaminio – Villas 2

- Tonya Berkebile – Villas 3
- Vern Bennet – Villas 7
- Bill Fleischhauer – Villas 8
- Sam Sharpless – Villas 9
- Bill Bodnar – Villas 5

10. Unfinished Business

There was no unfinished business brought before the membership.

11. New Business

There was no new business brought before the membership.

12. Adjournment

A motion to adjourn the Annual Meeting was made by Charles Salyer and seconded by Gary Farber. The motion passed unanimously. The meeting adjourned at 1:55 PM.

Organizational Meeting

Call to Order and Quorum

Alan Wittenauer declared that a quorum was present and called the Organizational Meeting to order at 2:00 PM.

Election of Officers

A motion was made by Gary Farber and seconded by Tonya Berkebile to approve the following slate of officers:

- President – Alan Wittenauer
- Vice President – Tonya Berkebile
- Secretary – Leigh Bugbee
- Treasurer – Charles Salyer
- Director at Large – Gary Farber

The motion carried unanimously.

Adjournment

A motion to adjourn the Organizational Meeting was made by Gary Farber and seconded by Tonya Berkebile. The motion passed unanimously, and the meeting adjourned at 2:06 PM.