

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

Board of Directors Meeting

Time: 12:00 pm

Date: November 1<sup>st</sup> 2024

Place: Newell Property Management/Conference Call

### **Directors:**

President – Allen Wittenauer

Treasurer – Connie Gibbons

Director at Large – Tanya Berkebile

Director at Large – Gary Farber

### **Representatives:**

Rich Gannon – Villas 1

Mary Flaminio – Villas 2

Charles Salyer – Villas 4

B Fleischhauer – Villas 8

Skip – Single Family 2

Audrey – Villas 1

Denise Hamrahan - Villas 8

### **Manager:**

Adoni Kokkinos – Newell Property Management

#### **1) Call of the roll and certification of quorum**

A Wittenauer called to order at 1:00 pm.

#### **2) Determination of Quorum**

There was a quorum of directors' present

#### **3) Proof of notice of meeting or waiver of notice**

The meeting was posted in accordance with Florida State Statutes.

#### **4) Evergreen Update – MSTU**

There is no update, the bid has not been submitted, there is a proposal for the demolition and removal of the existing clubhouse. The meeting is scheduled tentatively for next week to review the MSTU and costs associated with Evergreen.

#### **5) Lakewood Update**

C Salyer gave an update. The pool, clubhouse and tennis court is not going to be transferred to Lakewood Community Association.

**6) Irrigation problems after hurricane Milton**

Ryan will be performing the five year affluent cross check which is designed to confirm there is not interconnection of the two systems. They will also be checking all of the clocks.

**7) Old business**

The street signs that were sideways have been updated

**8) New business**

There was a motion by C Gibbons seconded by to approve the minutes of the last board meeting, the motion passed unanimously.

**9) Discussion of Evergreen Golf Course and**

There was discussion of the MSTU, it is possible to be in place in November of 2025. The association is assembling the bids. The association has negotiated a potential loan with Cogent. This loan would cover the initial purchase price along with initial required improvements. The loan service along with the ongoing maintenance costs will be funded through the MSTU. The association is assembling costs associated with this. The association made an initial purchase offer with contingencies for one million dollars. They received a counter of 1,500,000.00 with no contingencies and an expedited closing schedule. The association will continue to gather information and review its options.

**10) Adjournment**

There being no further business to discuss there was a motion to adjourn by A Wittenauer, the motion was seconded by T Berkebile and the meeting adjourned at 3:48PM.

**Budget Meeting**

**Call to Order**

The board called the budget meeting to order at 12:30PM.

**2025 Budget**

The board reviewed each line of the 2025 budget, the floor was opened to questions from the floor.

There was a motion to accept the 2025 budget in the amount of \$1,475,658.44 by T Berkebile seconded by C Gibbons, the motion passed unanimously.

**Adjournment**

There being no further business to discuss there was a motion by C Gibbons to adjourn the meeting, the meeting adjourned at 12:45PM

