

AGENDA
HOA BOARD OF DIRECTORS MEETING 6:45 November 18, 2025
CLUBHOUSE – 4591 LAKE BLVD, CLEARWATER, FL 33762

CALL MEETING TO ORDER:

ROLL CALL:

APPROVAL OF PREVIOUS MEETING MINUTES: Previous minutes from the (1) HOA Special Board meeting dated October 14, 2025; (2) HOA Regular Board of Directors meeting dated October 21, 2025; (3) CAC-HOA Board of Directors meeting dated October 21, 2025; (4) HOA Special Board meeting dated October 28, 2025. Each of these were distributed in the November Laker and posted on the Lakes HOA website and are included in attachment “A” of this Agenda.

TREASURER’S REPORT: Ben Commons, current financials. Luis Colon and Peg Phillips; Proposed Budget update of HOA 2026 Budget - copy attachment “B”. Call for HOA Board vote on proposed budget as presented.

CAC 2026 Proposed Budget, attachment “C” update mailed to all homeowners of HOA, Villas I and Villas II along with notice of annual CAC Budget meeting on Dec 9th 11:00 am and a proxy for those unable to attend.

MANAGER’S REPORT: Ben Commons- Explanation of Component vs Pooled Reserves. Update of HOA mailing of 2nd notice to homeowners. New Enumerate accounting software and Owner Log In information Emailed to Homeowners from Leading Edge CAM on Nov. 5th, 2025.

OFFICER’S DIRECTOR’S REPORT: Barb Tierney- Update on missing street sign for west corner of Lake and GLDS.

HOA annual meeting mailing. CAC 2026 Annual Budget meeting notice. If you have not received either or both of these mailings, you need to contact the board at btierneylake@yahoo.com or Leading Edge at service@leadingedgecam.com.

LEGAL REPORT: Ben Commons

COMMUNICATIONS: All Lakers have been posted on our website [www.https://thelakes1hoa.com](https://thelakes1hoa.com)

Enumerate Software mailing. Nov 5th. Updates on Website, Emails, Robo Calls. Committees are listed on the Bulletin Board – call 402-484-6778 for more information visit list of committees. at TheLakes1HOA.com

COMMITTEE REPORTS:

RULES AND REGULATIONS REPORT: The rules and regulations committee needs to reconvene and review all of our documents to make sure they comply with the 2025 State of Florida 720’s statute. Homeowner volunteers are Sue Ullrich, Pam Jennings and Susan Russell. Board members at this time are Barb Tierney and Debby Salliotte. Meeting needs to be set up tentatively January.

BUDGET AND FINANCIAL COMMITTEE: Luis Colon and Peggy Phillips

LANDSCAPE/SRINKLER REPORT: Luis,

COMMON AREA – Debby Salliotte –

Clubhouse. - Still need to put up gutters per quote received in Sept. And then follow up with paint and contacting security camera company to reinstall cameras disabled after milton and new roof.

Replenish Janitorial Supplies

Pool: Repair wiring for underwater lights.

Social Activities—Debby- See SAC report

COMPLIANCE COMMITTEE: Joan Way, Kathy Drouin, Wendy Risk

WELCOME COMMITTEE: Rusti Race and Beverly Kennedy

ARCHITECTURAL REQUESTS: Debby Salliotte, Barb Tierney.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT OF HOA: