

**AGENDA**  
**HOA BOARD OF DIRECTORS MEETING 6:45 February 17 , 2026**  
**CLUBHOUSE – 4591 LAKE BLVD, CLEARWATER, FL 33762**

**CALL MEETING TO ORDER:**

**ROLL CALL:**

**APPROVAL OF PREVIOUS MEETING MINUTES:** Previous minutes dated November 18, 2025 as published in December 2025 Laker and posted on HOA website. (December annual meeting minutes to be approved at next annual meeting in December 2026) No board meeting was held in January 2026.

**TREASURER’S REPORT:** Ben Commons, current financials. Luis Colon and Peg Phillips.

**MANAGER’S REPORT:** Ben Commons

**OFFICER’S DIRECTOR’S REPORT:**

Due to health considerations, Barb Tierney has submitted her resignation from the HOA Board of directors. The existing board elects officers from among the directors. To do this, it must be posted same as a Board meeting with the agenda "Organizational meeting or Director/Officer positions". At the meeting there would be a motion to accept the resignation and then just like after the Annual Meeting the Board members select new President, VP, Treasurer, Secretary.

**LEGAL REPORT:** Ben Commons

**COMMUNICATIONS:** All Lakers have been posted on our website [www.https://thelakes1hoa.com](https://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 FL 720's. meeting date TBD

**BUDGET AND FINANCIAL COMMITTEE:** Luis Colon and Peggy Phillips

**LANDSCAPE/SRINKLER REPORT:** Luis, Landscape: Sunrise has presented their new proposed contract that would go into effect 4-1-2026. Pricing and terms should be reviewed by the board in comparison to terms and pricing of current contract.

Requesting approval for sod/grass repair at 4470 Great Lakes Drive N. This was the location where there was a serious pipe leak and the surrounding grass was seriously damaged.

**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 and transformer for shallow end underwater lights.

*Social Activities—*Debby-L See SAC report

**COMPLIANCE:** Volunteers needed

**WELCOME COMMITTEE:** Rusti Race and Beverly Kennedy

**ARCHITECTURAL REQUESTS:** Debby Salliotte, 4590 Fox Lake Court, Plassman-multiple architectural request applications

**OLD BUSINESS:**

**NEW BUSINESS:**

Board Member Resignation.

Officer re-organization

**ADJOURNMENT OF HOA:**