

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting

February 12, 2022 / 9:00 A.M.

ATTENDANCE

Directors present were Chuck Cloe, Petie Grant, Tommy Green, Marcy Metz, Gail Miller, Steve Null, Peter Thrasher, and Danny Washington. Absent was Fay Earls and Kelly Scott. Also present was Ann Young, Administrative Assistant.

CALL TO ORDER

With a quorum met, the meeting was called to order at 9:00 A.M. by Gail Miller, President.

PROPERTY OWNERS (MEMBERS)/COMMENTS

Present were Ed Martin, Jim Savoy, Tommy Herald, Alan Hutson and Ty Watson. Also present was guest Mark Nettuno, Commissioner of County Precinct 4.

READING OF MINUTES

The minutes from the January 8, 2022 Board meeting were read. A motion was made by Petie Grant and seconded by Chuck Cloe to approve the minutes as presented. The motion carried.

MANAGEMENT/TREASURER'S REPORT

The management/treasurer's report for January, 2022 was presented by Marcy Metz. A motion was made by Danny Washington and seconded by Marcy Metz to approve the report as presented. The motion carried.

OLD BUSINESS

- Update on status of pier replacement - The Association is waiting on another quote from a contractor for the replacement of the old pier.
- Review of Board action plan – In addition to the repair/replacement of the pier at the main boat launch and the restoration of the front entrance, Board members will continue to identify other areas of concern that can be addressed during the new fiscal year beginning July 1. Members will discuss additional items at the March Board meeting. The loose dog issue is being addressed. There is no licensed animal rescue facility located in Lakeside Village subdivision.
- Camping/Visiting update – During the January meeting a property owner addressed the Board regarding the use of an RV parked next to her house. During executive session the Board voted to give written permission to allow the property owner the use of the RV for sixty days until the Association could consult with its attorney to get a legal opinion for deed restriction enforcement options concerning the use of an RV on a property that has an established residence using an RV for visiting/caretaking/camping. The attorney reviewed the wording of our deed restrictions, consulted other attorneys, and determined that the term camping refers to camping primarily on a vacant lot. Property owners who wish to temporarily use an RV on their property that has an established residence would be required to seek written approval from the Association. Discussion was opened for those present to ask specific questions.

NEW BUSINESS

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- Mowing contract for 2022 – Mowing contractors are being contacted to request quotes for mowing the subdivision. A status will be provided to Board members at the next monthly meeting. Commissioner Nettuno stated that the county may only mow easements up to twice per year with a brush hog. He explained that the equipment used by the county is very large and would not cut the grass very low and the weight of the equipment could cause ruts. Quotes are due in to the Association by April 6.
- Annual meeting – Board members were asked to make recommendations for refreshments for the upcoming annual property owners meeting to be held June 11. In the past, during the covid epidemic, refreshments were limited. Discussion will continue under old business at the next monthly meeting.

Executive Session Summary from the January 8, 2022 Board meeting

Properties were inspected January 6. A report of violations observed on that day, along with the status of property violations that are still unresolved as of that day, was presented to the Board of Directors. The following deed restriction violation correspondence was sent during the month of January:

Courtesy email, inoperable vehicle on Oakdale	1
Courtesy email, status lot debris cleanup on Oakdale	1
Courtesy letter, fence repair on Michael	1
Official first letter, mow, skirting on Shoreline	2
Official first letter, parking on easement on Shoreline	1

During the month of January, the following collection letters were written:

Chapter 209 first letter	1
Chapter 209, second (certified)	2
Other (courtesy email, phone)	1

COMMITTEE REPORTS

Architectural Review

There were no applications received during the month of January, 2022. Ms. Miller presented a review of the committee requirements, which included:

- The committee may consist of one or more persons who are not current Board members, living with a Board member, or related to a Board member.
- A property owner may request a hearing of the Board of Directors if their application is disapproved.

Maintenance & Safety

The wooden bench located under the pavilion at the main boat ramp is damaged and will be replaced soon. The Board will consider options for replacing the benches at the pavilion.

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The water connection to the fish cleaning station was damaged during the freeze. This will be repaired.

The Board thanked Commissioner Nettuno for road repair performed on Lakeside Drive.

Community Relations

The Association newsletter was published January 16, 2022 via email, Association Facebook, and Association website. The minutes and financial reports and meeting minutes are updated on the website thru January, 2022.

The Board moved into Executive Session at 10:00 A.M.

With no further business, the meeting was adjourned at 10:45 A.M.

Respectfully submitted,
Gail Miller, President