

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting
September 13, 2025 / 9:00 A.M.

ATTENDANCE

Directors present were Gail Miller, Steve Null, Tommy Green, Darin Smith, Marcy Metz, Fay Earls, John Meehan, Petie Grant, Kelly Scott, Tony Homan, and Will Breaux. Also present was Ann Young, Architectural Control Committee and Mandy Smith, Administrative Assistant.

CALL TO ORDER

The meeting was called to order at 9:00 A.M.

PROPERTY OWNERS (MEMBERS) & VISITORS

Present were Ronnie Emberton, Jim Maraist, Michael & Bonnie Reeves, Sheri & Jerry Wainscott, and Mabel Williams.

MEETING MINUTES

The minutes of August 9, 2025, Board meeting were presented for review. A motion was made by Petie Grant and seconded by Fay Earls to approve the minutes for August 2025 as presented. Motion carried unanimously.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for August 2025 was presented by Marcy Metz. A motion was made by Darin Smith and seconded by Tony Homan to approve the report for August 2025 as presented. Motion carried unanimously.

OLD BUSINESS

- Cleanup at the boat ramp is still being discussed. The pavilion needs pressure washed and the ramp could be cleaned up more. More cleaning around the docks will be done with the next neighborhood mowing. Tommy Green did more cleanup and smoothed the parking lot out with his tractor. Discussion was had regarding the possibility of replacing the current lock with an electronic lock. Due to low funds, it was recommended that we order more keys for the time being and continue to research new key and gate options. Currently there does not seem to be a problem at the ramp, aside from some residents intentionally leaving the gate open. A motion was made by Steve Null to order 10 keys at \$12.50/ea. Fay Earls and Kelly Scott seconded the motion. Motion carried unanimously. Discussion was had regarding ordering and placing mega blocks at the soft area where large trucks turn around and cause a soft spot. More research will be done on this and discussed at a later meeting.

NEW BUSINESS

- An update was given on the fiberoptic cable being installed in Lakeside Village. The crew is currently still working in Waterwood but is expected to start work in the neighborhood within the next week or two with the first drilling to be done on Lakeside Dr as far down as Shoreline initially. It is expected to be done on the left side of the road.

SJC Lakeside Village Property Owners Association, Inc.

Board of Directors / Minutes Monthly Meeting
September 13, 2025 / 9:00 A.M.

- Discussion was held regarding the cameras at the boat ramp area. Both cameras stopped working. Measures will be taken to fix the cameras and if not able to be fixed, new ones will be ordered. Ms. Miller made a motion to authorize \$200 to be spent on new cameras if needed. Darin Smith seconded the motion. Motion carried unanimously.

COMMITTEE REPORTS

Architectural Review Committee Report

Applications approved in August 2025:

Revisions on garage application on lots 575 & 576

Maintenance & Safety

Property owner Ronnie Emberton addressed the Board on people speeding in the neighborhood. The posted speed limit is 30mph and needs to be adhered to, however the roads are not owned by the neighborhood, and the issue needs to be addressed with the county. A report will be given to the commissioner regarding road conditions.

Community Relations

Executive Session

Meeting was adjourned at 9:46 A.M. The Board moved into Executive Session at 9:56 A.M.

Summary of Executive Session Meeting for September 13, 2025

7 Letters for violations on Shoreline, Michaels, N. Lakeside, Mary, Hilltop, and Oakdale

With no further business, the meeting was adjourned at 9:46 A.M.

Respectfully submitted,
Petie Grant, Secretary