SJC Lakeside Village Property Owners Association

Board of Directors / Minutes Monthly Meeting
August 9, 2026 / 9:00 A.M.

ATTENDANCE

Directors present were Fay Earls, Tony Homan, Jim Maraist, Raymond McCann, John Meehan, Marcy Metz, Steve Null, Darin Smith, Jerry Wainscott, and Danny Washington. Absent was Petie Grant. Also present were Mandy Smith, Administrative Assistant and Ann Young, Architectural Review Committee.

CALL TO ORDER

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

PROPERTY OWNERS (MEMBERS) & VISITORS

Present were James Savoy, Gail Miller, Tommy Green, Chester & Linda Allen, Sheri Wainscott, Carl Balch, Bill Travers, Marcie O'Neal, Kevin Jacob, Cathy Araskewitz, Ed Martin, and Jamie Groskopf.

Mowing was discussed. No changes were made at this time.

MEETING MINUTES

The minutes of July 11, 2026, Board meeting were presented for review. A motion was made by Jim Maraist to approve the minutes as presented. Jerry Wainscott seconded the motion. Motion carried unanimously.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for July 2026 was presented by Marcy Metz. A motion was made by Darin Smith and seconded by Danny Washington to approve the report as presented. Motion carried unanimously. A check for $7,218.52 was received by the Board from the county. A motion was made by Jerry Wainscott to move the monies from the checking account to the reserve account. Raymond McCann seconded this motion. Motion carried unanimously.

OLD BUSINESS

- The piers located at the front boat ramp were discussed. Only one quote has been obtained that has been a reasonable price and that can do any work within a reasonable amount of time. Property owners expressed their opinions to the Board that the docks should remain. A motion was made by Marcy Metz to table the discussion until September's meeting. Jim Maraist seconded the motion. Motion carried unanimously. A motion was made by Steve Null that Jerry Wainscott do further investigation and obtain another quote and report back to the Board in September. Jim Maraist seconded the motion. Motion carried unanimously.

- The cameras at the back boat ramp were discussed. Jamie Groskopf informed the Board of what LCSFibercom has done that would allow cameras to be connected to the fiber he put in place. Permission still needs to be obtained from the 980 N. Volunteer Fire Department to use their resources to help to set this up correctly and move forward. John Meehan and Jim Maraist will obtain prices for cameras to present at the September meeting.
- The damage to the pavilion at the back boat ramp was discussed. Prices will be obtained to repair the damage and will be discussed again at the September meeting.

NEW BUSINESS

- Changes to the authorized signers on the SJC Lakeside Village POA checking and savings accounts are needed. Jim Maraist made a motion to remove Gail Miller, Petie Grant, Fay Earls, and Ann Young and to add Steve Null, Jerry Wainscott and Marcy Metz. Mandy Smith will remain as is. Fay Earls seconded the motion. Motion carried unanimously.
- The need to purchase a folding machine for the property owners association was presented. Fay Earls made a motion to approve up to $1200 to purchase a folding machine with an extended warranty. Raymond McCann seconded the motion. Motion carried unanimously.
- Non-Board members volunteering for committees was discussed. The only restriction is to the Architectural Review Committee. All other committees it is up to the chairman of the committees to solicit help if needed. A motion was made by Jim Maraist that a non-Board member may be appointed to a committee only if they are a property owner in good standing and a non-disclosure agreement is signed. Danny Washington seconded the motion. Motion carried with only one member opposing the motion.
- The General Liability Insurance Policy renewal was presented to the Board. The renewal amount is $3,077.47. Jim made a motion to approve the renewal of the policy. Darin Smith seconded the motion. Motion carried unanimously.
- The lock at the back boat ramp was replaced due to it being broken. The cost was $476.57.
- Open discussion by Board members was had. Jim Maraist needed to know where in the laws it stated that an item needs to be on the Agenda to be voted on. The POA website was also discussed with changes that can be made.

COMMITTEE REPORTS

Architectural Review Committee Report

Applications received and approved in July 2026:

Lots 110 - Carport

Maintenance & Safety

- Danny Washington requested street signs for ones that are missing or hard to read. This is in the works by the county. Work will be done at the back boat ramp Tuesday, August 11, 2026.

Community Relations

Meeting was adjourned at 10.33 A.M. The Board moved into Executive Session at 10:42 A.M.

Summary of Executive Session Meeting for August 8, 2026

A letter for violations on N Lakeside and a courtesy email for mowing on Michaels will be sent. More violations for mowing will be monitored.

With no further business, the meeting was adjourned at 11:15 A.M.

Respectfully submitted,
Jim Maraist, Secretary