

**LAKE POINTE VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
October 31, 2011**

CALL TO ORDER: 7:00 p.m.

Present: President JoAnn Clifford; Treasurer Joan Wang; Secretary Connie Cowling; Directors Sue Buckley, Bob Dicandia and Elmer Honn

Absent: Vice Presidents Carol Herchenroether and Pete Smith; Director Bob Swan

APPROVAL OF AGENDA

A motion was made by Sue Buckley to approve the agenda for tonight's meeting; Elmer Honn seconded the motion; all in favor; motion passed.

SECRETARY'S REPORT No report

APPROVAL OF MINUTES OF THE LAST MEETING A motion was made by Elmer Honn to approve the minutes of the September meeting; motion seconded by Sue Buckley; no discussion; all in favor; motion carried.

TREASURER'S REPORT

A motion to accept the treasurer's report was made by Bob Dicandia and seconded by Elmer Honn; there was no further discussion; all in favor; motion passed.

PRESIDENT'S REPORT

JoAnn said that she has received many emails from Bill Williams (FMO) relating to two proposed bills going before the Florida Legislature. There is a serious need for residents of manufactured home parks to contact their legislators by sending letters to them expressing opposition to the passage of these proposed bills. The letters are already prepared and have been emailed to those LPV residents with computer access. Copies will be printed out for others to forward to the lawmakers via regular mail.

The statutory committee had a meeting with Ken Podlin from American Land Lease management today. Only two errors in calculations of the rent increases were found and they were only a matter of a few cents. These were probably input/calculator errors and Ken will get back to JoAnn shortly with the final results.

Other items discussed were as follows:

- Road resurfacing is in the budget, but it will be an extended budget and they will do a section at a time. They have to check out the drainage issues first.

- They are looking for houses to put on the empty lots where the houses have been removed. One will be coming in during the first quarter of 2012 and the other, hopefully, soon after that. The budgets have already been made up and they are being

juggled around to get these things done.

- We asked for a handicap-assist mechanism to be installed on two doors to the clubhouse; the main front door and the middle door to the pool area.
- Soil samples were done on the tennis courts and the putting green area. JoAnn expressed to management that the tennis courts seem to be a waste of valuable space. No one ever uses them. We will be looking at ideas for other uses of that area. If you have any suggestions about potential uses, contact JoAnn and they will be considered.
- We will be coordinating our events with Sherry's Lifestyle Events and none of these will include solicitors.
- Ken Podlin did not realize that our kitchen was not up to the Polk County Fire Marshal's code. He will be working on getting the proper commercial stove and vent system in place so that we can prepare our meals in the kitchen again. Sherry said that she has put this item in the budget.
- American Land Lease will be taking over the cost of repairs for all of our appliances in the kitchen.
- They will assume the cost of bulbs for our projector also. In addition, Ken will check into covering our audio/video system repair costs.
- We still have some time to wait for the sand to settle into the pavers before the area can be sealed.
- Once again, we must remind people to **PARK GOLF CARTS ONLY IN THE GOLF CART PARKING AREA** and not in the regular parking lot. Also, bicycles should be parked in the bicycle rack.
- Sherri said that people who are walking their dogs outside the park after the gates are closed are pushing on the gates to squeeze through. This damages the mechanism on the gates and every time she has to call for gate repairs, it is \$150.00.
- Sherri said that when Nelson Tree Service was here to trim the trees in the common areas, they were unable to get back behind the pool to trim or remove the palms in that area. The ground was too wet then and it still is as of today. When Nelson comes back after the first of the year she will have them take care of those trees at that time.
- The exercise equipment budget is already set, but it is not out of the picture totally that we will be able to replace the discarded pieces. They are looking at commercial grade equipment.

UNFINISHED BUSINESS

None

COMMITTEE REPORTS

Activities

Sue Buckley said that at the October 17 activities meeting they discussed the 2012 budget and still have a few problems to iron out. The budget will be submitted to the board by the November 28th meeting.

Sue then reported that Marsha Greiner will be moving to Tennessee and Diane Welsch will be taking over the library. Dolores Hawkins will be the new chairperson of cards. The coffee hour monies will be combined with the kitchen budget funds.

The men's billiards group has three new tables. They still have monies left over and plan to purchase new cue sticks with those funds. Lucky Losers is doing good but they need more new members. There will be a Thanksgiving potluck on Thanksgiving Day. There will be a chicken dinner on the third Thursday in either January or February. The grand prix race will be on the first Sunday in March.

Computer club will have its first meeting on the first Monday of November. International dining out will not begin until the fourth Thursday in January. On December 9, 2011, Entertainment Unlimited will present entertainer Cahal Dunne.

Website Ed Welz said there will be a link on our website listing homes for sale in the park.

Welcome Sue Buckley will have two new families to introduce at the HOA meeting on November 7, 2011.

NEW BUSINESS

Joan Wang presented the proposed HOA budget for 2012. Board members will review the paperwork and it will be voted on at the next board meeting.

JoAnn expressed concerns that we will not have enough members present at the next meeting to vote on issuing checks for the New Year's Eve Dance. We will need a quorum at the next meeting to approve these expenditures.

A discussion ensued regarding the lack of interest being shown in running for office and participating in the necessary activities of the homeowners association. There could be serious repercussions in the future if no one is willing to step up and take part.

ANNOUNCEMENTS

Homeowners Meeting	December 5, 2011	7 pm
Board of Directors Meeting	November 28, 2011	7 pm

ADJOURNMENT

Elmer Honn made a motion to adjourn the meeting; motion seconded by Joan Wang; all in favor; motion carried. The meeting was adjourned at 8:09 p.m.

Respectfully submitted,

Connie Cowling
Secretary