

**LAKE POINTE VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
November 30, 2015**

**CALL TO ORDER:** 7:00 p.m.

**Present:** President David Downs; Treasurer Linda Dolan; Secretary Connie Cowling; Vice Presidents Bob Buckles and Dennis Glavin; Directors Harriet Azzarelli, Russell Hawkins, Eric Hipkiss and Debra Reberry

**APPROVAL OF AGENDA**

Linda Dolan made a motion to approve the agenda for tonight's meeting. The motion was seconded by Bob Buckles. There was no discussion; all in favor; motion carried.

**SECRETARY'S REPORT**

**APPROVAL OF MINUTES OF THE LAST MEETING**

Debra Reberry made a motion to approve the minutes of the October meeting and the special meeting on November 2; seconded by Harriet Azzarelli; all in favor; motion carried.

**TREASURER'S REPORT**

Linda Dolan reported the following:

Income from November 1, 2015 through November 30, 2015 was \$3,263.02.

Expenses for that same period were \$1,422.46. We have 171 members as of this date.

**MOTION TO ACCEPT THE TREASURER'S REPORT**

A motion was made by Dennis Glavin to accept the treasurer's report. The motion was seconded by Russell Hawkins. There was no discussion; all in favor; motion passed.

**PRESIDENT'S REPORT**

Dave Downs said he is in the process of gathering suggestions for 2016 capital projects to present to Sun Communities management. So far he has listed a second bocce ball court, a trench at the end of the dog park down by the lake, treatment of common areas for ants and fleas, installation of a concrete walk from the golf cart parking area to the sidewalk toward the pool. He also pointed out that the cover over the mailboxes is very unstable and should have anchor supports added. There is also a request for an extension to the stage, remodeling of the restrooms, and redoing the kitchen floor. There was also a suggestion made to spray paint the old mailboxes that are used for large packages since they are somewhat of an eyesore compared to the new mailboxes.

Dave continued by saying everyone has received a copy of the new prospectus which will take effect in February 2016. One question that was raised about the new prospectus was the mention of charging a fee for pets in the park. Dave said that it would be the company's right to charge the fee, but he does not see that happening any time soon. Sherry will get a clarification from Ron Achille regarding the changes in the new prospectus.

## **UNFINISHED BUSINESS**

After a brief discussion, Russell Hawkins made a motion to accept the Activities Group budget of \$14,550.00 for 2016. Bob Buckles seconded the motion. A discussion ensued and the vote was all in favor; motion carried.

Russell Hawkins then made a motion to accept the HOA 2016 budget of \$7,050.00 which is more than last year, but takes into consideration the Home Show expenses and income. The motion was seconded by Dennis Glavin; all in favor; motion passed.

At this time, Linda Dolan made a motion to approve a check for \$1700.00 for the entertainer at the 2015 New Year's Eve dance. The motion was seconded by Bob Buckles; all in favor; motion passed.

A motion was then made by Debra Reberry, and seconded by Harriet Azzarelli to approve a check for not more than \$800.00 for catering at the New Year's Eve event. All board members were in favor; motion carried.

## **COMMITTEE REPORTS**

**Activities** Dave said that the Activities Group approved the January calendar at their last meeting. The billiards group will be having a pancake breakfast on January 16, 2016 and the Community Projects ladies will be serving a chicken dinner on January 14. Potluck will be soup, salad, sandwiches and sweets on January 21. There is also an Elvis Dance scheduled for January 30.

**Membership** There are 171 HOA paid members as of 11/30/2015.

**Nominations** Debra Reberry will be the chair of the Nominations Committee and select at least three other residents to serve on that committee. At the January HOA meeting she will present the slate of nominees for the open board positions. Nominations from the floor will be closed as of the January meeting.

**Welcome** Maggie Crose reported that everything is running smoothly and she is almost caught up with welcoming new residents.

## **NEW BUSINESS**

It was suggested that we add two more HOA meetings to the yearly schedule. After much discussion, Dennis Glavin made a motion that we add HOA meetings in December and March. This motion was seconded by Russell Hawkins; all in favor; motion passed.

There was a brief discussion regarding licensing of the Microsoft Office software on board members' computers; several copies will be needed and they must be renewed every year.

We will have to make a lot of changes to our by-laws according to the F.S. 723 updates. Russell will see if the FMO can provide us with a by-law template that we can follow. This discussion was tabled until a future meeting after the first of the year.

A brief suggestion ensued regarding the HOA retaining a lawyer to represent us. This had been discussed in the past and it was determined that the cost to keep an attorney on retainer is too pricey for our organization's budget.

Eric Hipkiss said that people are concerned about health issues due to people not cleaning up after their pets. Some people are ignoring the rules and regulations concerning this problem. Management needs to enforce these rules. Someone's dog had defecated outside the kitchen door of the clubhouse, someone stepped in it and tracked it inside. Just the few people who ignore the problem and let their dogs go anywhere and don't pick up after them, will eventually cause problems for all dog owners in the form of fees and/or fines.

#### **ANNOUNCEMENTS**

Special Homeowners Meeting	December 7, 2015	7 pm
Board of Directors Meeting	December 28, 2015	7 pm
Homeowners Meeting	January 4, 2016	7 pm

#### **ADJOURNMENT**

Bob Buckles made a motion to adjourn the meeting; motion seconded by Dennis Glavin; all in favor; motion carried. The meeting was adjourned at 8:43 p.m.

Respectfully submitted,

Connie Cowling  
Secretary