

**LAKE POINTE VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

April 29, 2013

CALL TO ORDER: 7:00 p.m. by Vice President – Gerri Whiteman

Present: Vice President - Ken Smith and Gerri Whiteman; Treasurer - Linda Dolan; Secretary – Brenda Metheny; Directors- Russell Hawkins, Bob Hensler, Bob Richardson and Phil Zimmerman

Absent: President – JoAnn Clifford

APPROVAL OF AGENDA

Bob Hensler made a motion to approve the Agenda for tonight’s meeting. The motion was seconded by Phil Zimmerman; all in favor; motion carried.

SECRETARY'S REPORT

Brenda Metheny reported that she is currently in the process of making the new approved changes to the HOA By-laws.

APPROVAL OF MINUTES OF THE LAST MEETING

Russell Hawkins made a motion to accept the Secretary’s Report; seconded by Linda Dolan; all in favor; motion carried.

TREASURER'S REPORT

Linda Dolan reported the total income for the month of April thus far was \$1,905.00 The total expenses of \$2,169.60, total debit of \$264.60 with the ending balance of \$39,332.79

MOTION TO ACCEPT TREASURER’S REPORT

Bob Hensler made a motion to accept the Treasurer’s Report; seconded by Phil Zimmerman; all in favor; motion carried.

PRESIDENT’S REPORT

Gerri Whiteman reported from the Managers meeting with Ron Achille (Regional Vice President of Sales & Operations) some of the requests that were presented for the park; the new bocce ball court, the storage shed to be enlarged, shuffleboard courts, security cameras, phone in exerciser room for 911 calls and the road repairs. Ron also discussed the dance floor boards being repaired along with the painting in the clubhouse. Since the annual budget is done in August, Gerri was hoping that the Board could meet with Ron again sometime in May.

UNFINISHED BUSINESS

It was questioned at the February BOD meeting the bank fee charges of \$195.00 per month. Linda Dolan, our Treasurer explained that \$110.00 is for checks and \$85.00 is for the safety deposit box.

COMMITTEE REPORTS

Activities

Sue Buckley reported that the Activities Committee rewrote and made some changes to the “Rules of Order”. These changes still need to be approved by the Board. Sue also said that there will be no outdoor activities throughout the summer months. There will still be dances, dinners and indoor activities.

Blood Bank

Russell Hawkins reported that on April 6th there were 14 donors. The next drive will be on June 1st from 8:00 am to 11:00 am. Marge Stahr will be filling in on a temporary basis as the Blood Bank Chairperson. She will take care of the June and August drive. If there are any questions you can contact Marge at 425-8597. Russell said that it has been suggested that Karen Champ at 105 Lake Pointe Drive take over as chairperson after the August drive.

Communications

Bob Hensler reported that all is going well.

FMO, LIC

Russell Hawkins reported that SB 378 and HB 573 have passed all the necessary committee’s and it looks like they will become a law that would require Citizen’s Insurance to reinstate all the attachments on the homes that they insure. These bills will also set a minimum value of \$3,000 on the homes.

Russell reported on the LIC meeting on April 4th at Heatherwood Village. The meeting addressed several items of concern of MHP in the Lakeland area. Heatherwood voted to contribute \$100 to the legal action that Citrus Colony Center has against their park owner.

Russell reported on the FMO meeting on April 18th at Beacon Hill Colony. Jeannie Burken, a volunteer from Shine (which is a Free State Wide Counseling & Information Service) spoke about health insurance needs of elders. She handed out the information and there seemed to be a great deal of interest. Russell and Linda Dolan (who also attended the meeting) both suggested that we have Jeannie be a guest speaker at our HOA meeting in October which would be before open enrollment of health insurance in the park.

Russell spoke about Quorums and Elections and how that several parks are having the same issue. He gave a hand out that explained possible promoting legislation to amend 723.

There were final questions from the floor at the FMO meeting regarding the type of Florida Corporation Law that many MHP are governed by and the type of tax exemption that may be available from the IRS. Our Board also discussed this and there seemed to be some confusion as to if LPV falls under FS 617501(c) (7). Ken Smith said that he would look into this and try to have an answer by our next BOD meeting.

Management Relations

There was no report given by Sherry Briggs, our park manager. However, there were several issues discussed by those who attended the last management meeting; will the clubhouse be closed for the summer months, why one family in the park has three pets and we're only allowed two and the new road repairs.

Several board members thought the asphalt could have been swept up a little better. Gerri stated that the two empty lots in the park should be filled soon. The one on Lake Huron Drive should be filled in 60 days and the one on Lake Erie Drive by years end. Gerri also said that the clubhouse should have new paint and carpet within the next three months. A few other items were discussed also.

Membership

Linda Dolan stated that there are now 209 HOA members.

Welcome

Russell Hawkins stated that as of 4/29/13 the Welcome Chairperson position has not been filled. The person(s) to fill this position must have Board approval, according to LPV By-law Article 5 subchapter 5.2(b) and also subject to provisions contained in BOC policy #11. Russell also commented that all of our committee's need and should have job descriptions. Gerry said that we would table this topic and address it at our next BOD meeting.

NEW BUSINESS

A new "Rules of Order" for the Activities Committee was handed out for discussion. Gerri asked for a motion to accept the Rules of Order and Bob Richardson made the motion. It was seconded by Russell Hawkins; all in favor; motion carried.

COMMENTS FROM THE FLOOR

A question was asked about how the new families that moved into the park are greeted since there is no Chairperson for the Welcoming Committee. Gerri said that she would contact Sherry about this.

ANNOUNCEMENTS

Board of Directors Meeting	August 26, 2013	7 pm
Home Owners Association Meeting	November 4, 2013	7 pm

ADJOURNMENT

Gerri asked for a motion to adjourn and Bob Richardson made the motion. It was seconded by Bob Hensler; all in favor; motion carried. The meeting adjourned at 7:45 pm.

Respectfully submitted,
Brenda Metheny, Secretary