

**LAKE POINTE VILLAGE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
February 22, 2016**

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

**Present:** President JoAnn Clifford; Treasurer Linda Dolan; Secretary Connie Cowling; Vice President Fred Edwards; Directors Harriet Azzarelli, Russell Hawkins, Eric Hipkiss and Debra Reberry

**APPROVAL OF AGENDA**

Fred Edwards made a motion to approve the agenda for tonight's meeting. The motion was seconded by Debra Reberry. There was no discussion; all in favor; motion carried.

**SECRETARY'S REPORT**

**APPROVAL OF MINUTES OF THE LAST MEETING**

Linda Dolan made a motion to approve the minutes of the January meeting; motion seconded by Harriet Azzarelli; all in favor; motion carried.

**TREASURER'S REPORT**

Linda Dolan reported the following:

Income from February 1, 2016 through February 22, 2016 was \$2,886.43. Expenses for the same period were \$1,972.33, leaving an income in February of \$914.10.

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

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

**PRESIDENT'S REPORT**

JoAnn reported that she received a letter from Dennis Glavin resigning his position on the Board of Directors. We will need to find a replacement as soon as possible. Also, we will need to get a statutory committee together. JoAnn said that Bob Hensler has agreed to serve on the committee and she has asked others who have tentatively agreed depending on who is going to chair the committee. All board members need to think about who can fill Dennis' seat and let JoAnn know.

Russell Hawkins said he would like the board to look for someone to take over the archiving of LPV HOA records. He would like to have time to work with them, before they take over the task, to share what all he has done in keeping these records for many years. JoAnn will bring it up at the HOA meeting and see if there's someone interested in keeping up the archives on the HOA computer. After much discussion it was decided that JoAnn, Eric, Debra and Russell will meet regarding the future of keeping up the archival records.

JoAnn asked if the letter had been sent regarding right of first refusal. The form had been given to Dennis but it probably has not been filed.

A motion was made by Debra Reberry to purchase a new printer/scanner for an amount not to exceed \$250.00. The motion was seconded by Fred Edwards; all in favor; motion passed.

## COMMITTEE REPORTS

**Activities** JoAnn said Judy Cameron has stepped up to chair the Dance Committee.

They are still looking for someone to chair horseshoes and crafts.

There was further discussion regarding the list of chairpersons on the activities list.

The activities group has given the board their new by-laws. JoAnn will talk to them at their next meeting about #11 regarding members being absent for an extended period of time.

JoAnn is the liaison to the activities group and in charge of the calendar.

Contracts used by activities to outside vendors are supposed to be approved by the board of directors. The issue of cancellation of the contracts will be discussed at next month's meeting.

**By-laws** The by-law committee is working on revisions. They will share their progress at the next board meeting on March 21.

**Communications** Eric Hipkiss reported that newsletter delivery is becoming a problem. We are working on solutions to solve it. Barbara Duguay said she is willing to do the telephone tree. Roberta Zdankowski is still happy to do the website. Frank Beattie has agreed to be our resident photographer while he is here.

Debra thinks it would be nice to have a bulletin board by the mailboxes because not all of the residents come into the clubhouse to read the postings and it would be a convenient way for them to get information about what's going on in the park. She will get a cost estimate and present it to Sherry for management's approval.

**Home Show** Pete Zaccarella said we had a very successful Home Show. He said about 30 people came on Friday to set up and they were all finished in 30 minutes. On Saturday, after the show everything was cleaned up by 1:20 p.m. We will send thank you letters to the church and the Legion for lending us the tables. Debra Reberry made a motion that we include checks for \$50.00 in the letters to show how much we appreciate their help. The motion was seconded by Fred Edwards; all in favor; motion passed.

### **Job**

**Description** Harriet and Eric will meet to go over the job descriptions.

### **Management**

**Relations** Sherry Briggs said that Ron Achille would like get together with the board on Tuesday, February 23, at 1:00 p.m. to meet the new members and have a brief discussion.

She then reported that she has obtained the money to buy new heads for the shuffleboard sticks. She addressed the issue of the water temperature in the pool. Company policy prohibits her from setting the heater temperature at more than 80 degrees. She is waiting on an estimate for a new pool heater.

The new roof is coming. Sun Communities has ruled out a seamless roof because it is not going to pan out. There's only one manufacturer who makes this product and our sub-roofing has to be a certain way and it's just not going to work. The new roof will be similar to what we have now but much improved. The expansion for the stage is a "no go".

Capital expenditures for this year include remodeling of the restrooms installing a walkway from golf cart parking to pool sidewalk, a new bocce ball court and new stoves. Increase budget for cleaning of clubhouse and pool area. Also mentioned was laminate flooring throughout the clubhouse, and pickle ball courts.

JoAnn said management needs a copy of our insurance policy regarding cooking in the clubhouse. If we have a liability policy, the company may allow us to cook. We will bring this up with Ron Achille at the meeting tomorrow and we have given Sherry a copy of our insurance policy.

Sherry's next manager's meeting will be March 24. The remaining meetings for the year will be held in June, September and December.

She explained that they did some work on the canal near the gazebo, but they can only do so much because of Southwest Florida Water Management District regulations. They will spray for fleas and ants.

**Membership** We have one hundred fifty-five (155) members as of today.

**Statutory** We're back to square one and need to find someone to take over this committee.

**Welcome** No report

## **NEW BUSINESS**

Debra will talk to the association membership at the HOA meeting on March 7 regarding the Community Emergency Response Team (CERT) training which will be held here at the clubhouse every Wednesday and Thursday, from March 16 through April 13, at 1:30 p.m. until 4:30 p.m. Approximately 16 people have signed up at this time to attend this training.

## **ANNOUNCEMENTS**

Homeowner's Meeting                      March 7, 2016

Board Meeting                                      March 21, 2016

**ADJOURNMENT**

Linda Dolan made a motion to adjourn the meeting; motion seconded by Fred Edwards; all in favor; motion carried. The meeting was adjourned at 8:44 p.m.

Respectfully submitted,

Connie Cowling  
Secretary