

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON JULY 25, AT 5:30 P.M. VIA ZOOM.

BOARD DIRECTORS PRESENT

Priscilla Gomez
Larry Perkins
Angela Coy
Mirna Odums

DIRECTORS ABSENT

Todd Pagni

EXECUTIVE SESSION

The Board discussed implementing a Forbearance Agreement between homeowners who replaced their roof with an unprovable color. Terms of the agreement will include a \$5,000.00 fine or will request that the homeowner rectify the violation by replacing the roof shingles with an approvable color prior to sale of the property.

The Board reviewed and discussed the proposed 2023 budget. Management recommended an increase to 2023 assessments based on the association's expenditures.

The Board reviewed accounts in non-compliance due to deed restriction infractions.

Several ARC appeals were reviewed in reference to roof replacements without approval of the ARC department. The Board tabled a decision of the appeal request submitted by several homeowners until further legal advice is received.

CALL TO ORDER

The meeting was called to order at 5: 30 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

No action was taken outside of the meeting.

IN ATTENDANCE

Tracy Graham, and Jessica Delgado from Graham Management were in attendance. Other residents attended via zoom.

APPROVAL OF MINUTES

The Board approved the minutes from June 27, 2022, as written.

FINANCIAL REPORT

The financial report was reviewed and accepted by the Board of Directors. It was reported the association has approximately \$957k in operating funds and approximately \$1.85M in reserve funds. It was also reported that the association has a collection rate of 97%. The 2023 budget is under review.

LEGAL

The Board reviewed and discussed the legal report summary. The Board approved 3 account for lawsuits for non-collection which will include 2022 assessment and 1 for foreclose due to non-

payments of assessments.

MANAGEMENT REPORT

The Board reviewed the monthly inspection report and discussed recent actions. It was noted that several shrubs along Mason Rd, Lakemont Bend Lane and Westpark need removal, in addition to the entrance of Kainer Springs and Dimond Cove. The shrubs removed along FM 1093 and slate springs exposed the concrete wall, management will obtain bids for Board review of the areas in need of maintenance.

DEED RESTRICTIONS/ ACC APPEALS

The Board approved 2 accounts for legal action due to non-compliance of the deed restrictions.

There were several ARC appeals reviewed:

Lake Run Lane: Roof Replacement completed with out approval of the ARC department, unaprovable color- Moire Black.

Port Bishop Lane – Roof Replacement completed without approval of the ARC department, unprobeable color – Natural Shadow.

Windy Port Lane- Roof Replacement completed without approval of the ARC department, unprobeable color – Charcoal.

Dademount Court - Roof Replacement completed without approval of the ARC department, unprobeable color – Moire Black.

OLD BUSINESS

Winter Insurance Claim- Tracy Graham reported that the winter insurance claim is under further review with the insurance carrier as it was originally denied.

NEW BUSINESS

Alligator Signs- The Board review possible signs regarding the alligators in the lakes, the board tabled a decision until further review.

Monument Bids- The Board tabled a decision until further review is held.

Pool Furniture- The Board tabled a decision until further review is held.

HOMEOWNER FORUM

The homeowner of 21103 Breezy Shore Lane, requested for all fines and fees applied to his account regarding maintenance of the property be waived including a tree replacement. Further review of the account will be considered.

A homeowner inquired about the duck removals and possible installation of a tarp over the pool to prevent ducks from entering the area. It was advised that several preventive measures were taken including duck removals have been conducted at the beginning of the pool season.

Ms. Sherly, requested for the concrete fencing be cleaned as they are now exposed due to the removal of the dead shrubs. It was also requested if the board could hold hybrid meetings in person and via zoom.

Mr. John requested repair of the sidewalk by the pool and lake house.

Mr. Tran requested to be added to the ARC committee.

Ms. Nancy introduced herself as a new homeowner and requested the Board introduce

themselves.

Ms. Sanchez, inquired about commercial buildings with mildew.

Several homeowners inquired about trees destroying the sidewalks and what action can be taken to change the deed restrictions in reference to the number of trees per lot.

NEXT MEETING DATE

The next regular meeting will be held on August 22, 2022, at 5:30 pm.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:38 p.m.

DATE

APPROVED