

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT COMMUNITY ASSOCIATION HELD ON MARCH 27, 2023, AT 5:30 P.M. BY ZOOM WEB CONFERENCE.

BOARD DIRECTORS PRESENT

Julia Mercer
Angela Coy
Priscilla Gomez
Larry Perkins
Mirna Bonilla-Odums

DIRECTORS ABSENT

EXECUTIVE SESSION

The Board reviewed several homeowner requests for fee waivers due to late payments and DRV fines. Homeowners will be contacted by Management regarding the Board decisions.

The Board discussed the Swim Team storage closet. Management will continue to contact the swim team by email and photo to review stored items at pool 1.

The Board discussed the community landscape and reviewed several landscape enhancement bids. Concerns regarding pricing and maintenance were discussed.

CALL TO ORDER

The meeting was called to order at 5: 38 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

The following actions were taken outside of the meeting:

On March 1, 2023, the Board approved 3 pool equipment repair and replacement proposals in addition to 3 lifeguard chair replacement proposal provided by Bearfoot Aquatic.

On March 14, 2023, the Board approved a mowing proposal from NJ Service to mow the 2 community drill sites and abandoned pipelines in the community.

IN ATTENDANCE

Jessica Delgado from Graham Management was in attendance, in addition to Cristina Rodriguez the On-site coordinator. Other residents were also in attendance via zoom web conference.

APPROVAL OF MINUTES

The Board approved the meeting minutes from February 27, 2023.

FINANCIAL REPORT

The end of the year financial report was reviewed and accepted by the Board of Directors. It was reported the association has approximately \$1.2m in operating funds and approximately \$1.89M in reserve funds. It was reported that the association was 84% collected in 2023 assessment fees.

LEGAL

The Board reviewed and discussed the legal report summary. The Board approved 1

Authorization for Lawsuit due to non-compliance of the association's deed restrictions specifically pertaining to the association's fence policy requirements.

MANAGEMENT REPORT

The Board reviewed the monthly inspection report and discussed actions items. The Board reviewed the landscape report provided by management of ongoing landscape improvements and recommended projects. It was mentioned that tree trimming services are scheduled for April 10th and 11th. In addition to the tree trimming project, it was also reported that community monuments were pressure washed and re-lettered. The community pool houses and Lake House are scheduled to be pressure washed on the week-ending of May 19th prior to pool opening.

DEED RESTRICTIONS/ ACC APPEALS

The Board review the deed restriction report and end of the year ARC report provided by Graham Management.

No ARC appeals were submitted for Board review.

OLD BUSINESS

Landscape Shrub Replacement Bids- Spencer provided the association bids to replace all shrubs along the concrete fence for consideration in addition to several landscape enhancement bids. The Board voted to table all bids due to cost, further discussion regarding bids by the Board will be conducted.

Irrigation Bids- The Board tabled discussion of 2 irrigation bids due missing information. Bids are not comparable as landscape has cannot provide current reports due to MUD pump being inoperable and effecting several zones throughout the community.

NEW BUSINESS

There was no new business discussed.

HOMEOWNER FORUM

Rhohina Juma, discussed her concerns regarding the landscape hedges and missing shrubs along the fence line. The homeowner was advised that some of the hedges were damaged due to the freezes and extreme drought.

Stephan Maitran discussed his concerns regarding irrigation and landscape. He was advised that landscape and management have addressed his concerns.

Mrs. Campbell discussed her concerns regarding the ARC process and delay in obtaining her approval of landscape modifications by the ARC management department. Management will review her process and the delay regarding review of her application.

Board Member, Julia Mercer, discussed hosting an adult event at the community pool for all community members.

A homeowner requested reinstating a patrol officer to issue tickets for speeders in the community, the Board will consider the homeowners request after review of the associations budget.

NEXT MEETING DATE

The next regular meeting will be held on April 24, 2023, at 5:30 pm via zoom web conference.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:42 p.m.

DATE

APPROVED