

**Lucerne Lakes South Homeowners Association, Inc.**

**Board of Director's Meeting, March 15, 2023**

**Meeting Minutes**

**Call to Order:** By President Bob Upson, at 6:33 PM

**Pledge of Allegiance**

**Establish Quorum:** There was a quorum.

**Directors Present:** Bob Upson, Angie Gonzalez, Janet Aho, Greg Mihalko, Russell Budd, Michelle Hugan, Colleen Shaffer, Robert Harding.

**Directors Absent:** Sally Goodman

**Management Representative Present:** Melissa Kamen

**Homeowners Present:** Yes

**Approval of Minutes:** Minutes from February 15, 2023 unanimously approved. Robert Harding to forward to GRS.

**Treasurers Report:** Janet Aho reported credits, debits and net amounts to date for Swim Club, Reserves, and Operating Funds.

\*Bob Upson requested GRS provide financial reports by the second Wednesday of each month.

\*Michelle Hugan and GRS to address a question about credits related to two residences and Zillow Group.

**Master Board Report:** Colleen Shaffer announced the Master Board's next meeting, March 20, 2023, begins at 6:30 PM.

**Committee Reports**

**New Homeowner:** No new homeowners.

\*Michelle Hugan presented a draft for Board consideration whereby future home purchasers would sign a notarized instrument of compliance to LLHOA Bylaws, in particular requiring at least one occupant be at least 55 years of age. Bob Upson will have counsel review it for concurrence before implementation.

**Entertainment:** Bob Upson mentioned the *Shuffleboard Party* scheduled for Sunday March 19, 2023.

**Landscaping:** Michelle Hugan and Frank (the contractor) discussing mulch or ground-cover options for berm at Pine Park Dr W & Lucerne Lakes Blvd junction.

\*Angie Gonzalez reported chunks of concrete dumped on grass along LL Blvd, east of overload parking area.

**Maintenance:** Bob Upson reported repairs were done to: Front pole light bulb and globe retainer. Replaced pool rail cover. Replaced hose nozzle at Lanai/Gate. Repaired front lights. Applied slip-proofing to front walks.

**Architectural:** Greg Mihalko reported two new resident inquiries. Greg also mentioned his committee is updating the palette of approved paint colors for home exteriors.

### **Homeowners Forum**

\*Arlene Stropoli mentioned an issue with the clubhouse's west thermostat being set at 73 overnight.

\*Arlene Stropoli suggested following up on having two non-resident teenagers complete their agreed to *community service* for minor violations against our pool area. Robert Harding to interface with Arlene for the particulars and consult with Bob Upson to implement and oversee completion of the tasks decided upon.

\*Bette Dess asked about start times for general lawn services, suggesting 8:00 AM should be the standard start time and not earlier. Greg Mihalko to review Palm Beach County ordinance.

\*Margie Hoffman asked about Swim Club rules related to "private party" usage of the clubhouse and potential conflicts with other residents using the bathrooms, etc, during such events. Bob Upson to review and clarify the rules and

procedures.

**Old Business:** None

### New Business

#### 1. Procurement Actions:

**(a.) Legal Representation:** Procurement Committee reported vetting three legal firms for replacement of Wyant-Cortez & Cortez as general counsel. Committee recommended Fields & Bachove, PLLC. Motion made for approval by Robert Harding, seconded by Angie Gonzalez and approved by unanimous vote.

**(b.) Vendors:** Bob Upson motioned for and Robert Harding seconded a review of Landscaping and Housekeeping services including scopes and existing contracts with an eye toward seeking new bids for fulfillment. Approved by unanimous vote.

\*Greg Mihalko suggested all service contracts should be reviewed every three years.

**2. Reserve Transfer:** Review for action moved to April 2023 Board of Directors meeting. Janet Aho will look into CD options in the interim.

### Closing Opinions - Discussions - Statements

It was confirmed, there are no Board of Director meetings in July and August.

**Adjournment:** Janet Aho motioned for adjournment, seconded by Greg Mihalko, approved unanimously at 7:55 PM.

**Next Meeting:** April 19, 2023 at 6:30 PM.

Respectfully submitted by Robert Harding, Secretary, LLHOA