

Lucerne Lakes Homeowners Association, Inc.

Board of Director's Meeting Minutes

Special Meeting, May 3, 2023

Call to Order: By President Bob Upson, at 6:30 PM

Pledge of Allegiance

Establish Quorum: There was a quorum.

Directors Present: Bob Upson, Greg Mihalko, Russell Budd, Michelle Hugan, Sally Goodman, Robert Harding, Colleen Shaffer.

Directors Absent: Angie Gonzalez, Janet Aho

Management Rep Present: Melissa Kamen

Homeowners Present: Yes

Approval of Previous Minutes: N.A.

Treasurers Report: N.A.

Master Board Report: N.A.

Committee Reports: Landscaping and Housecleaning.

Old Business: Committee recommendations for Landscaping and Housecleaning services.

* Bob Upson brought us up to date. This special meeting was scheduled to address old business, the Procurement

Committee's recommendations on contracted Housekeeping and Landscaping services.

At the April 19, 2023 regular Board meeting this special meeting was unanimously agreed upon to allow more time for Board members to review the Committees' recommendations.

* Motion by Michelle Hugan to discuss both items, seconded by Sally Goodman and unanimously approved.

Landscaping: *Everglades Outdoor Services* is recommended by the Committee who vetted and compared them to two other contractors and determined them favorable based on cost and scope of services. Michelle Hugan, diagnosing the numbers, pointed out that the Association will potentially save "somewhere around \$8,000.00 a year" with this new contractor.

Colleen Shaffer motioned to hire *Everglades Outdoor Services*, seconded by Russell Budd and unanimously approved.

* Bob Upson reiterated the need to review all contracted services every two or three years and Sally Goodman agreed, reflecting the rest of the Board's nods of agreement.

Housekeeping: Bob Upson outlined the Committee's review process for three potential companies providing cleaning services. Based on their findings Amerifinn Inc. is recommended. Bob Upson motioned to hire, seconded by Russell Budd and unanimously approved.

New Business: N.A.

Homeowners' Forum: No resident feedback, questions or

concerns.

Closing Statements/Observations:

* Bob Upson reiterated the date of the next regular meeting, May 17th.

* Colleen Shaffer mentioned issues with the community's *warning sign* visibility. Bob Upson suggested bringing it up at the next regular meeting.

Adjournment: Michelle Hugan motioned to end the meeting, seconded by Russell Budd and unanimously approved at 6:47 PM.

Next Meeting: Regular monthly meeting scheduled for May 17, 2023 at 6:30 PM.

Respectfully submitted by Robert Harding, Secretary, LLHOA

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