

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

## **Board of Director's Meeting Minutes**

**For May 17, 2023**

**Call to Order:** By President Bob Upson, at 6:32 PM

**Pledge of Allegiance**

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

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

**Directors Absent:** None absent, all present

**Management Rep Present:** Melissa Kamen.

Melissa mentioned she made courtesy phone calls to the recently replaced landscaping and housecleaning companies.

Melissa reported she sent reminder letters to known renters about rental contracts.

**Homeowners Present:** Yes

**Approval of Minutes:**

\*Meeting minutes from April 19, 2023. Motion to approve by Michelle Hukan. Seconded by Greg Mihalko. Unanimously approved.

\*Meeting minutes from May 3, 2023 (special meeting). Motion

to approve by Sally Goodman. Seconded by Michelle Hugan. Unanimously approved.

Robert Harding to email to GRS.

**Treasurers Report:** Janet Aho reported credits, debits and net amounts to date for Swim Club, Reserves, and Operating Funds. Janet confirmed that all deposits in any one bank are included in the FDIC limit of \$250,000.00. Association will have to consider using more than one bank when establishing certificates of deposit, etc. Janet mentioned issues with authorized 'signers' for financial accounts; will interface with GRS to resolve.

**Master Board Report:** Colleen Shaffer gave a lengthy report on various sundry items discussed at their meeting of May 15, 2023. Golf Colony seated a new rep to the Master Board, Robert Hurley.

### **Committee Reports:**

**Entertainment:** Sally Goodman reported a good turn-out for Bingo on April 29th with tidy cash prizes for the winners. Sally reminded attendees about Bunco, played on the 2nd and 4th Wednesday of each month.

**Landscaping:** Michelle Hugan reports no issues, all good.

**Maintenance:** Bob Upson reported on various sundry tasks and repairs completed. Halon fire extinguisher inspection completed.

**ARC:** Greg Mihalko reported one resident application for a

new roof and one resident application for exterior painting.

**New Homeowners:** One new at 4489 Pine Garden Lane.

**Homeowners Forum:**

\*Dennis Stoltman suggested three different banks for FDIC purposes, with separate Tax IDs.

**Old Business:**

\*Bob Upson reported no responses received to inquiry letters sent out to renters. Counsel will be engaged to insist renters follow community rules.

\*Sally Goodman led a discussion about clubhouse usage rules with suggested changes to the 'usage contract' verbiage. Motion to approve by Bob Upson. Seconded by Robert Harding. Unanimously approved.

**New Business:**

\*Bob Upson reiterated that new Landscaping and Housekeeping contracts were approved and the companies are on board.

\*Discussion on further procurement actions. Board unanimously approved Procurement Committee proceed with solicitation of Management Service, Comcast contract and Pool Services.

\*Discussion on pool algae - Melissa Kamen, GRS, cited a county requirement specifying a daily water-quality test.

\*Board discussed letter received from Keith Henry at 4330 Lisa Dr. asking for reconsideration to allow renting out his converted patio apartment. After discussion it was decided that Bob Upson, on the previous advice of counsel, will call homeowner at 4330 Lisa Dr. to inform them that they can't rent out their converted patio.

\*Bob Upson led a discussion about Comcast and our contract with them that ends May 2024. Motion by Bob Upson to form a committee to study cable and internet options. Seconded by Greg Mihalko. Unanimously approved.

**Homeowners' Closing Feedback:** None offered

**Adjournment:** Michelle Hugan motioned to end the meeting, seconded by Bob Upson and unanimously approved at 8:12 PM.

**Next Meeting:** Regular monthly meeting scheduled for June 21, 2023 at 6:30 PM.

Respectfully submitted by Robert Harding, Secretary, LLHOA

SEP