

# Lake St. George Homeowners Association

## Minutes

### Board of Directors Meeting

October 24, 2011

#### **Board Members Present:**

Mike Tooke, President  
Pierre Thiemann, Vice President  
Lillian Sawyer, Grounds  
Vikki Rosenbaum, Public Relations

#### **Absent:**

Denise Lesard, Secretary  
John Putzel, Vice President  
John Gagliano, Architectural

Tony Toscano, Property Manager

#### **Meeting Called to Order at 7:00 p.m. by Mike Tooke**

#### **Minutes**

Lillian motioned to approve the minutes from September; Vikki seconded the motion which passed unanimously.

#### **Treasurer's Report**

Tony discussed expenses had exceeded the budget by approximately \$4,000 which equated to the roof that had to be replaced on one of the rentals. He expects the Association should break even by the end of the year.

#### **Public Relations**

Mike Tooke spoke with Denise and she has resigned from the Board. Vikki also spoke with Denise and Denise is willing to stay active in the Neighborhood Watch program and will continue to pass along all information related to the Watch.

Vikki presented the latest crime report for the area, which showed an increase in activity over the last few months. She had sent the August minutes to Larry at Interface but they had not been posted to the website, she also would like a tab add entitled "Announcements."

#### **Architectural**

John was absent but Lillian had an approval in for a new roof on her own home.

#### **Grounds**

Lillian reported most everything was OK but people keep taking chairs from the pool area down to the dock and don't bring them back. One chair had been thrown in the lake but was retrieved.

### **Management Report**

Tony had sent out 14 violation notices on the last inspection. The most recent Association foreclosed unit on Orchard Hill is having some minor repairs completed. It is a 3 bedroom and Tony will be getting prices for carpet replacement and insurance coverage on the units. Tony asked for clarification on how much should be done on the exterior of these vacant homes that are in foreclosure. He's been getting calls from neighbors complaining about fencing, overgrowth of shrubs & trees. After discussion the Board directed Tony to keep the grass trimmed but not to go any farther.

### **Old Business**

Tony called 3 weeks ago to order the carp for the lake and no one has called him back. He reported the lawn has been replaced on the NE corner of LSG Drive and Tampa Road; however the fence by the recreation area has not been completed. Tony met with the security people to receive training on the new system.

Tony reviewed each unit on the collection report from the Attorney:

Unit 468A would require too much money to make it rentable.

Unit 434A has sold and we are awaiting \$4,300 check

Unit 388B Karen from Ameri-Tech will see why it is not on the market for sale.

Unit 327B the owner called Tony to give him information to contact the attorney.

Unit 352B the owner has given the Association the right to rent their home and collect the income. Tony and Pierre will look at the home to determine if it is one the Association would be interested in.

Unit 107B was determined to hold off on any action.

### **New Business**

Tony reviewed each expense account and sent a draft copy of the proposed Budget to the Board to review. After checking, the CPI increased 3.8% and it is suggested the association increase next years' fees by the same amount. There was discussion in regards to the new Statute requiring additional financial reporting every 3 years. It was determined Lake St. George will need a "review" for 2011 in order to comply with the new law. It was asked that that expense be added to the proposed draft. Tony received approval to mail out the proposed budget by a motion from Lillian that was seconded by Vikki and carried unanimously.

Tony provided a list of the meeting dates for 2012.

Meeting adjourned at 8:15 p.m.