

**Lake St. George Homeowners Association**

**Minutes**

**Board of Directors Meeting**

**March 28, 2011**

**Board Members Present:**

Mike Tooke, President  
Pierre Thiemann, Vice President  
Denise Lessard, Secretary  
John Putzel, Treasurer  
Lillian Sawyer, Grounds  
John Gagliano, Architectural

**Absent:**

Victoria Rosenbaum, Public Relations

Tony Toscano, Property Manager

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

**Minutes**

After review, the minutes from January were approved by a motion from Lillian seconded by John Putzel and a unanimous vote.

**Treasurer's Report**

John reported everything seems to be right in line.

**Architectural Report**

Tony received a call from a homeowner that was requesting Board approval to do some work around the lake. The Board advised Tony that the area in question was not a responsibility of the Association and the homeowner would need approval from other agencies not the Association. John had had no requests for architectural approvals.

**Public Relations/Crime Watch**

Tony cleaned out the Bulletin Board but asked Mary to clean the adhesive tape off the glass.

**Grounds**

The sprinkler system has been revamped. Mary Fontana reported 3 boards at the dock had been burned and the end caps of the gazebo roof are rotted. She suggested cutting them off on each corner, flush with the roof which she can do. John Putzel moved to approve Walter Patla replacing the dock boards at a cost not to exceed \$250.00, John Gagliano seconded the motion which carried unanimously.

**Grounds (con't)**

Tony reported debris is getting stuck under the dock and suggested chicken wire be attached to the bottom of the dock extending into the water. Denise motioned to approve spending up to \$50.00 to add the chicken wire, Pierre seconded the motion and it carried unanimously.

The basketball hoop was replaced and the branches were trimmed at the dock area. Mary will check on the light at the dock.

Mary reported the bathroom walls have been painted and she feels the floors also need to be done in a darker color. The Board authorized the work.

**Management Report**

Tony reported receiving numerous calls from homeowners that had gotten non compliance letters.

Unit 288B (the Association foreclosure) was to be out of the home on the 21<sup>st</sup>. Tony has tried contacting on 3 occasions but he has not returned the call.

A complete review of all of the collection files had been prepared by the Association's Attorney and reviewed by Ameri-Tech. Pierre moved to proceed with the Attorney's recommendation to foreclose on the following units; 408B, 434B, 227B, 150A, 67A, 321B, 387B, 212B, and 352B. Denise seconded Pierre's motion and the vote was unanimous. Pierre also moved to have the Attorney lien the following units; 53A, 112A, 277B, 378B, 443B and 468A. Denise seconded the motion and the vote was unanimous.

Meeting Adjourned at 8:00 p.m.