

**Towns at Lakeside  
Board Meeting  
Thursday, June 20, 2024  
5:30 pm  
Lakeside Plantation Clubhouse**

**Meeting Called to Order:**

Devon Poulos called the meeting to order at 5:30 pm. There was a quorum of members. James from Sunvast presented.

Board members present: Devon Poulos, Jamie Granillo, Lisa Wells, and Faith Saul were present. Duane Asdourian attended via zoom.

**Confirmation of Posting:**

James confirmed that the meeting notice was posted in accordance with the Florida Statutes and the Bylaws of the Association.

**Reading of Previous Meeting Minutes:** Lisa mentioned a change was needed to previous minutes regarding \$2000 for mulch. Minutes were corrected. Lisa made a motion to approve the May 16, 2024, minutes and Devon seconded the motion. The motion passed unanimously.

**Old Business:**

FPL: Devon stopped by FPL and the tickets have been reopened. Jamie received email updates. Once the tickets are closed or updated, this will be posted on the website.

Kiosks: Devon inquired about cost to replace. Each kiosk would cost approximately \$1800. We will not be replacing the kiosks.

Parking: James discussed information from the attorney. New HOA laws will be in effect July 1, 2024. The declaration was discussed. James will get with the attorney to discuss the declaration and the new laws that will take effect July 1<sup>st</sup>. We will discuss at our next meeting.

**New Business:**

Shutters: The HOA has never painted the shutters. Homeowners can paint their shutters as long as it is the same color. Devon mentioned we will check the cost of adding the shutter painting and gutter cleaning the next time the townhouses are due for painting in 2029.

Dead tree removal: Some trees were not staked or removed after Hurricane Ian. JB Trees did do a significant amount of trimming. JB Trees will not trim the oak trees further as it would result in the trees dying. If a homeowner does this on their own, they could face legal action. Tree roots were discussed. No action is needed on the tree roots. Lisa and Faith walked the property and have a list of magnolia and palm trees that need removal. Devon will check with City of North Port to see if this is authorized to do. James will share the list of trees requiring removal with JB Trees to get an estimate.

Rear lanai cleanup: Lisa and Elaine walked the back of the properties. Information will be placed on the newsletter to remind homeowners that the upkeep of the rear lanai areas is their responsibility.

Landscape designer update: Lisa reached out to a variety of companies to discuss this project and landscape design. Faith brought up the irrigation system not working properly and mentioned this should be either repaired or replaced before we can consider any changes to the landscape. There was a discussion on making changes to the landscape versus replacing/repairing the irrigation system. There was a discussion on reserves and a possible special assessment. James will look at current reserve study. Devon made a motion to get a landscape design from Beltran Nursery not to exceed \$500. Jamie seconded the motion. Motion passed unanimously.

Dead junipers: One section had died from either a chemical and/or a fungus. This area is being treated.

Roofs: Roofs were completed August 2021. Warranty expired after the hurricane per the manufacturer. If residents have a concern, they must complete a form with Crown Roofing who will determine next steps as far as homeowner responsibility. This is not the responsibility of the HOA and/or Management.

Updates:

No updates

The July meeting is cancelled. The next meeting is August 15, 2024, at 5:30 pm at the Lakeside Plantation Clubhouse.

Meeting was adjourned at 7:25 pm.