

**Towns at Lakeside  
Board Meeting  
Thursday, May 16, 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: Jamie Granillo, Lisa Wells, and Faith Saul were present. Devon Poulos and 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:** Jamie made a motion to waive the reading and approve the April 18, 2024, minutes and Lisa seconded the motion. The motion passed unanimously.

**Old Business:**

FPL: Devon discussed waiting until June to see if all the streetlights were working properly. If they are still not working, he will visit FPL again.

Procedure for tree planting/landscaping/change of shrubs: We discussed the plant list provided by James and the possibility of offering three options for replanting to make the community more uniform. Devon mentioned that plants that need less water would be best. This would be a long process, possibly five years. Irrigation was discussed and the fact that there are areas of grass that is dry and dying. Lisa will look into three options with a phased approach. Palm and oak tree trimming were discussed. Duane made a motion to approve J. B. Trees for up to \$12,000. Lisa seconded the motion and the motioned passed all in favor. Lisa will get a proposal for trimming the 8-10 bottlebrush trees.

**New Business:**

Compliance procedures: The violation list was discussed. James will send the list to Board members one week prior to the monthly meeting.

Parking: Guest parking was discussed with the possibility of a sticker system for homeowners. This will be put on the agenda for next month.

Cost of replacing kiosks: Approximate cost would be \$600 to \$900 for each kiosk. This topic will be added to the agenda for next month.

Newsletter/email list: Lisa spoke to Syd who maintains our webpage. He mentioned it would be easy to do a newsletter and low cost (approximately \$40 per year). Lisa made a motion to move forward with a newsletter and Faith seconded the motion. The motion passed unanimously. Lisa, Faith, and Jamie will discuss at a later date. The email list has been updated.

Landscape Committee survey update: We discussed the \$2000 credit with TruScapes that was used for the mulch last year. Also, it was mentioned that the cost to install a shrub/bush would be \$85 with TruScapes.

Gutters: It was discussed that the HOA is responsible for gutter cleaning. James mentioned it would be best to do this during the pressure washing. He will add this to the budget and also included in this year's pressure wash

Hurricane shutters: Devon made a motion to approve the following guidelines regarding installation of hurricane shutters. Jamie seconded the motion. Lisa and Faith were in favor. Duane dissented.

All residences may have a professionally made hurricane protection installed on all windows and glass block within 72 hours prior to the predicted arrival of a hurricane.

Approved hurricane protection cannot be installed more than 72 hours prior to the predicted arrival of a hurricane and must be removed within 72 hours after the passage of a hurricane.

Lanai sliding glass doors are excluded from the 72-hour limitation.

Updates: James discussed the arrears list. If homeowner is over \$500 in arrears, there is an 18% fee/charge.

The next meeting is June 20, 2024, at 5:30 pm at the Lakeside Plantation Clubhouse.

Meeting was adjourned at 7:09 pm.