

**Towns at Lakeside
Board Meeting
Thursday, September 19, 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 made a motion to approve the August 15, 2024, minutes and Faith seconded the motion. The motion passed unanimously.

Old Business:

Landscape communication: Devon gave an update regarding Truscapes. Last time shrubs were trimmed was June 24th. He mentioned the quotes received from a variety of landscape companies and how they were much more expensive. Devon read a letter from Truscapes discussing the reasons why the landscaping hasn't been to our satisfaction.

Devon has asked Truscapes to inform us when there are issues with the landscape schedule so we can let the community know. Lisa discussed her meeting with a landscape designer for a five-year plan. She was able to obtain a plant list from the designer. It was discussed to have a plant list but was not recommended by the attorney.

New Business:

Mulch estimate/pressure washing: Devon mentioned we received two quotes for mulch. Estimates included the front, sides, and common areas with a depth of 2 inches. Quotes were for the color coco brown. Mulching will take place in November. Cost of mulching is \$17,202.60. Pressure washing is going to be done at the end of October and the water will come from the fire hydrants. Motion made by Jamie to go with Truscapes for the mulching. Motion seconded by Lisa and passed unanimously.

Community support: Devon discussed that we need more involvement from residents other than just the five board members. He discussed the Compliance Committee and the process prior to residents receiving a fine. Devon discussed homeowners joining the variety of committees.

Halloween trick-or-treat: Devon discussed the amount of children that come through the neighborhood during this event. He has spoken to North Port Police about a detail for Jonah

Drive. Detail would be for a three-hour minimum at a cost of about \$600. Motion made by Faith and seconded by Lisa. Motion passed unanimously.

Irrigation: Devon mentioned the pump had been down but has now been replaced. The irrigation system is old, but we currently don't have enough in our reserves to pay for a new irrigation system. We may reconsider after we do a reserve study next year.

Updates: The special assessment from February was discussed. We discussed some residents are still in arrears.

Lisa discussed plants in pots that have grown to seed and now are growing into the rest of the landscaping. James will contact the attorney for guidance on next steps.

Devon discussed letting board members and/or James know when something needs to be done in the community. Residents should send email to James along with a picture.

James action items:

- Potted plant follow-up
- Irrigation options
- Clean fill dirt by end of October (not to exceed \$5,000) – Faith made a motion; Lisa seconded, and motion passed unanimously.

The next meeting is October 17, 2024, at 5:30 pm at the Lakeside Plantation Clubhouse.

Meeting was adjourned at 7:16 pm.