

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
December 2020

Date: December 2, 2020

Acting Board President Vince Marabella called to order the regular meeting of the Board of Directors at 5:37pm. The meeting was held via a virtual call due to the Governor's "Stay Home Stay Safe" restrictions associated with COVID-19.

Board Members Present: Cindy Ross, Michael Pearce, Maureen (Mo) Allen, Jason Ilarraza, Les Dennis, Don Huibregtse, Vince Marabella

Others Present: Laurie Swetkovich

Absent: Verne Poupitch

Announcement: The meeting is being recorded. If at any time someone would like the recording to stop, please inform the board, otherwise it shall be deemed that we have consent to record.

Minutes from the October board meeting:

Motion: Les Dennis moved to approve the October minutes.

Second: Cindy Ross

Aye: 6

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for November 2020:

Balance Sheet as of November 30, 2020

Checking	\$ 5,456.55
Savings	\$ 11,846.39
Cap Imp Reserve	\$ 38,087.00
Money Market	\$149,475.76 (\$23,225 litigation; \$125,525.27 general; \$725.49 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 15,134.70
Undeposited Funds	\$ 250.00
Total	\$220,255.40

Statement of Activities (Accrual method) as of November 30, 2020

Total Expenses	\$ 156,260.97
Total Income	\$ 229,414.99

Net Ordinary Income \$ 73,154.02
Net Income \$ 73,154.02

The accounts receivable listing was reviewed. Currently, people who are in arrears are not sent to collections. It was agreed that we should develop a one page letter to be sent to people who have not paid their dues which will address the forgiveness of future late fees if the homeowner or landowner sets up a payment plan.

Vince Marabella will speak with the LLVCC attorney about collections and how much he would charge to handle collections.

President's Report

Vince Marabella reported that he is currently the Board's Interim President due to the resignation of former Board President Dennis Floyd. Dennis has graciously volunteered to provide Lake Management oversight until someone fills his vacated committee position. Peter Nash, a resident of LakeLand may be interested in joining the Board and taking over lake management.

The Christmas event for children will be held on December 5, 2020.

LLVCC is currently seeking two Board members to fill open positions.

Laurie Swetkovich is currently working from home, and the Office Assistant is temporarily furloughed to comply with the Governor's COVID-19 mandates.

Vice-President's Report

No report.

Committee Member Reports

Maintenance

Vince Marabella reported that maintenance has slowed down now that colder weather has arrived. He is awaiting word from a homeowner about contributing to the cost of taking a tree down that is leaning over the lake, and the bid for removal also includes a tree near the basketball court. Trees behind the lake near the golf cart path will be taken down tomorrow.

Patrol

Don Huijbregtse reported that monitoring compliance has been quiet. A new job description for patrol team members has been developed by the assigned Board Committee. The job description will be presented at the January Board meeting.

Architectural Control (ACC)

Les Dennis reported that we are receiving two to five permit applications each week. Homeowner permit forms will be replaced with new forms. New construction permits are being tested and will be put into process after they are determined to be useful.

Lake Management

Dennis Floyd sent in his lake management report, which is summarized as follows: The second and final treatment for invasive weed growth in Lake Anderson was completed in mid-August. The treatment addressed water lily growth on the lake and the recurrence of brown curly weed growth in the channel. A follow-up inspection of the channel indicated only partial success with the curly weed treatment. Curly weed growth still

exists in the approximately 700 feet extending through the channel heading out to the lake from the boat launch area.

Last month, AquaTechnex was requested to complete an additional treatment in the area of the channel still impacted by curly weed growth however permits for lake treatments expired on October 1, 2020. To secure a new permit and give the required ten-day notice to residents of another treatment would have pushed out the treatment past mid-October. It was determined that a late season treatment would not be effective and that the curly weed growth would subside with the change in temperature as we move into fall.

The treatment for curly weed growth will be scheduled in early spring of 2021, when it will be more effective. If a second growth occurs again next year, it will be treated promptly within our allowable time frame allowed through the permit process.

On Friday, October 9, 2020 Mr. Floyd took part in a three-hour seminar, Aquatic Species Early Detection Rapid Response seminar hosted by a variety of agencies including the Environmental Protection Agency (EPA). The presentations were helpful to understand the warning signs for cyanobacteria and invasive plant growth.

Cyanobacteria growth was brought to Mr. Floyd's attention by one of our lake shore residents who offered his assistance in performing the duties of the lake management team.

Recreation

Jason Ilarraza reported the Christmas Kids event will be held on Saturday, December 5, 2020, 2:00 – 5:00pm. ACA has 12 registrants, LLVCC has 50 kids participating.

Public Relations

No report.

Hearings

No report.

Welcome Committee

Michael Pearce reported that he and Anne Peterson are continuing to distribute mugs and coupons to new residents.

Old Business

Restructure of Patrol Team

Committee members have drafted a new job description that will meld Compliance and current Patrol duties. The job description will be distributed to vote on at next month's Board meeting.

Resolution #1

Vince Marabella will be talking with Dennis Floyd about the resolution.

Discussion Resolution #16

Vince Marabella will make modifications to Resolution 16 people will send him suggestions before next month's meeting.

Construction Permit Process

N/A

Management Company versus Association Director

Committee is Jason Ilarraza and Mo Allen. Mo will schedule a zoom call with Total Management, so the Board is able to hear their proposal. A conference call was held with Associa EMB Management on 12/1/2020, they will begin collecting information from Cindy Ross and Laurie Swetkovich.

Security Cameras

Residents are beginning to request that cameras at the entrances to the community are a good idea. The evacuation committee (Michael Pearce and Verne Poupitch) is assigned to look into a security system.

New Business

Budget Committee Recommendation

The draft budget was reviewed.

Motion: Michael Pearce motioned to approve the budget with new dues of \$242.

Second: Mo Allen

Aye: 6

Opposed: 0

Abstained: 0

Dennis Floyd Resignation

With regrets, Dennis Floyd resigned from the Board on November 13, 2020 due to health reasons.

2021 LLVCC Calendar

Motion: Les Dennis moved to approve the calendar as written.

Second: Mo Allen

Aye: 6

Opposed: 0

Abstained: 0

Lake Management Chairperson

Dennis Floyd has agreed to volunteer to chair the Lake Management committee until a new person can be found and trained.

Upcoming Meetings

Board Meeting – January 27, 2021 at 5:30 pm

Board Meeting – Tuesday, February 23, 2021 at 5:30 pm

Budget/Election Meeting – Tuesday, February 23, 2021 at 7:00 pm

Upcoming Event

Kids Christmas Event – Saturday, December 5, 2020 from 2:00pm to 5:00pm

Christmas Light Contest – Judging on December 22, 2020

Action Items

- Don Huibregtse was assigned to contact the resident about tree removal near the lake.
- New computer repair services and website host – Les reported that he has received quotes and given them to Cindy to take into consideration for budgeting.
- Fire evacuation and security cameras – pending.

- Tree removal – basketball court and lake.
- Compliance committee will submit job description for voting in January.

Meeting Adjournment

Meeting Adjournment: 8:12pm

Motion: Michael Pearce motioned to adjourn the meeting.

Second: Les Dennis

Aye: 6

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary