

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
January 2021

Date: January 27, 2021

Acting Board President Vince Marbella called to order the regular meeting of the Board of Directors at 5:35pm. 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, Les Dennis, Don Huibregtse, Vince Marbella, Verne Poupitch (left meeting early due to computer issues)

Others Present: Laurie Swetkovich, Craig Chase, Steve Abels, Peter Nash

Absent: Jason Iarraza

**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 December board meeting:

Motion: Michael Pearce moved to approve with corrections on page 3, where Dennis Floyd's name was incorrectly listed as Mr. Dennis. The minutes will be updated to reflect Mr. Floyd.

Second: Mo Allen

Aye: 6

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for January 2021:

**Balance Sheet as of January 25, 2021**

Checking	\$ 4,368.56
Savings	\$ 21,170.51
Cap Imp Reserve	\$ 38,101.24
Money Market	\$124,613.17 (\$23,225 litigation; \$100,511.03 general; \$877.14 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 13,636.09
Undeposited Funds	\$ 565.00
Total	\$202,459.57

**Statement of Activities (Accrual method) as of January 25, 2021**

Total Expenses	\$ 180,699.49
Total Income	\$ 232,706.85

Net Ordinary Income \$ 52,007.36  
Net Income \$ 52,007.36

### 2021-2022 Operating Budget

The revised 2021 – 2022 operating budget with annual dues of \$245 was presented via email to Board members on January 15, 2021. The electronic vote was:

Approved: 7

Opposed: 0

Abstain: 0

### President's Report

Vince Marbella reported that a lot of things are happening within LLVCC. We're looking for a new maintenance staff member, as well as two Board members.

### Vice-President's Report

No report.

## Committee Member Reports

### Maintenance

Vince Marbella reported the sad news that our maintenance staff person passed away unexpectedly, and we will be posting the vacant position. Until a new maintenance person has been hired, Mr. Marbella has been collecting garbage and putting out doggie bags around the community. The Patrol team will assist with these duties when they are completing their drive-arounds.

### Patrol

Don Huibregtse reported that things for the Patrol team have been quiet.

### Architectural Control (ACC)

Les Dennis reported that new permits have primarily been for tree removal and to install fences.

### Lake Management

Dennis Floyd sent in his lake management report, which is summarized as follows: Treatment of brown curly leaf will be applied in the spring once growth is significant enough to be effectively eliminated by the treatment. Research is continuing regarding the placement of a monitoring device to detect the early formation of deadly algae growth should it occur in Lake Anderson. If detected early, treatment(s) can be applied in time to treat the problem and keep the lake open for activities, and to preserve fish habitat.

Peter Nash, prospective board member has been speaking with Mr. Floyd to learn about the timing of treatments, etc.

### Recreation

Cindy Ross reported that the Children's Christmas photo event was well received.

### Public Relations

Laurie Swetkovich will reach out to the Sheriff's department to set up a time to talk about speeding as we're beginning to receive resident concerns. Mo Allen and Don Huibregtse volunteered to participate in the meeting/call.

### Hearings

No report.

### Welcome Committee

Michael Pearce reported that mugs have been ordered, and once received will continue to be distributed.

### Nominating Committee

Vince Marbella, Maureen Allen, and Cindy Ross (Don Huibregtse, alternate) will conduct interviews of new Board candidates.

## **Old Business**

### Restructure of Patrol Team

Committee members provided a draft job description, that will go into effect after the community February budget meeting.

### Document Committee

Cindy Ross, Don Huibregtse and Laurie Swetkovich volunteered to participate on the committee, and will look at all LLVCC documents, beginning with Resolution 16.

### Website Hosting/Tech Services

After looking for Website hosts, Les Dennis thought we had a provider to design a website and host, yet that provider declined to provide the service. Next Wave Digital is another possible vendor.

### Construction Permit Process

Form has been updated, and future modifications may be needed. Construction permits will not be approved by the ACC until other permits (County) are approved.

## **New Business**

### Interviews for Board Member Candidates

Peter Nash and Steve Abels are scheduled to be interviewed on Monday, February 1, 2021.

### Upcoming Meetings

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

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

### Upcoming Event

Fish Plant – April 2, 2021 at 11:00am

### Action Items

- Fire evacuation and security cameras. Michael Pearce will research and write a point paper regarding a system and what it would entail, including whether the Sheriff's office would consider pictures as evidence of crimes that occur in LakeLand.

- Tree removal – basketball court and lake. The homeowner on the lake has not agreed to pay for half of the removal, so we'll go ahead and have the basketball court tree removed and if the Anderson's agree, we'll trim the tree near the tennis courts.
- Cindy Ross will prepare a draft policy regarding delinquent dues.

Motion: Michael Pearce motioned to adopt the new transfer fee of \$350 effective January 28, 2021.

Second: Les Dennis

Aye: 5 (Verne Poupitch left the meeting prior to this vote)

Oppose: 0

Abstain: 0

#### Meeting Adjournment

Meeting Adjournment: 6:45pm

Motion: Les Dennis motioned to adjourn the meeting.

Second: Michael Pearce

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary