

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
May 2021

Date: May 26, 2021

Acting Board President Vince Marabella called to order the regular meeting of the Board of Directors at 5:31pm.

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

Others Present: Laurie Swetkovich, Mike Orse

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 April board meeting:

Motion: Les Dennis moved to approve

Second: Mo Allen

Aye: 6

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for May 2021:

Balance Sheet as of May 25, 2021

Checking	\$ 7,437.52
Savings	\$178,214.81
Cap Imp Reserve	\$ 38,120.04
Litigation	\$ 33,212.53
Money Market	\$ 91,547.43 (general funds)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 42,713.62
Undeposited Funds	\$ 245.00
Total	\$391,495.95

Statement of Activities (Accrual method) as of May 25, 2021

Total Expenses	\$ 38,139.14
Total Income	\$ 241,050.85
Bank Error	\$ 5.00
Net Ordinary Income	\$ 202,911.71
Net Income	\$ 202,916.71

President's Report

Vince Marabella reported everything is running smoothly.

Vice-President's Report

No report.

Committee Member Reports

Maintenance

Vince Marabella reported that all is well. Jim Stracener treated the dam for moles. Rick Anderson trenched for the streetlights in Division 14 although the trench now needs to be straightened, which will be completed by a handyman.

Compliance/Patrol

Don Huijbregtse reported summer is coming, and kids are having fun which has generated a few complaints. Compliance has developed a process to review permit completion. One concern about an unsightly yard which has been addressed and the yard has been cleaned. Propane tanks on Eugenia have been covered so they aren't seen from the road.

Architectural Control (ACC)

Les Dennis reported that the Compliance program is outstanding, and that project permits are increasing with more people pushing back on the covenant language.

In two cases after project permits were approved, it has been found that the approved permit was not completely followed.

Lake Management

Peter Nash reported:

- The State sent a response to our inspection report reply.
- Peter will be installing a measurement stick near valve and completing a dam and weir inspection this weekend.
- Dennis Floyd has been keeping relationship with Aquatechnex and will talk to them about treatment for lily pads and yellow flag iris since they are beginning to form.
- Jim Stracener is treating for mole activity.
- Peter suggested that the project permit form include a checkbox for a shoreline project.
- County shoreline plan must be followed.

Recreation

Jason Ilarraza reported that the fishing derby was held on Saturday, May 8, 2021. Dick Caron Mo Allen, Jason Ilarraza and Cindy Ross volunteered. Mr. Ilarraza suggested that we may want to include an art sale with the August Garage sale.

Hearings

A hearing has been scheduled for Wednesday, May 27th at 5:30. Debra Dean and Wayne Gripp will participate on the Hearing Committee. Information will be provided to the participants.

Welcome Committee

No report.

Public Affairs

Mo Allen reported she will attend the first Sheriff's meeting of the year (she thought the meeting had resumed last month yet that was not the case).

Old Business

Rack Storage for Kayaks

Don Huibregtse showed the board a photo of a rack made of PVC. It would cost about \$1,300 - \$1,500 for the racks. Purchase is on hold.

Re-Vote LLVCC Employee Wage and Performance Review Policy

- Motion: Michael Pearce motioned to accept the policy as written
- Second: Les Dennis
- Aye: 6
- Opposed: 0
- Abstained: 1

New Business

Office Duties vs Committee Duties

Office staff will no longer insert coupons, etc. into mugs for the Welcome Committee, as that should be the committee members' duty.

Office COVID Guidelines

Office staff do not need to wear masks in the office if they are fully vaccinated, yet when a client/member comes to the office window for assistance or to drop something off, staff will wear a mask.

New Name Sign Material

Name signs will be made of PVC instead of wood.

Ground Authority Personnel

Vacant Position has not been filled. If we can't fill the position, existing staff will work four hours a day rather than six.

Security Cameras at Entrances of LakeLand

Michael Pearce reported:

- \$15K for equipment
- Construction – unknown
- Camera Maintenance - Ongoing
- Electricity - Ongoing
- Wi-Fi - Ongoing

Community Member Concern

Possible home daycare – kids that are not the resident’s children are coming and going at scheduled times. A letter was sent to the homeowner, and they responded that they are participating in a co-op babysitting club with friends and no money is being collected, therefore it is not a home business. LLVCC will re-address this with the homeowner in 60 days.

Upcoming Meetings

Board Meeting – June 15, 2021, at 5:30pm

Community Meeting – June 15, 2021, at 7:00pm

Upcoming Events

Community Garage Sale – August 7, 2021

Annual Community Picnic – August 22, 2021, 4:00pm to 6:00pm

Board Interviews

Laurie Swetkovich will set up interviews and try to arrange them for the second week in June.

7:30pm – Entered into Executive Session

8:17pm – Re-entered into regular Board Session

Action Items

- Laurie Swetkovich will secure a bid for survey of land near gazebo beach.
- Peter Nash will obtain County information about removing trees near lake.
- Possible postponement of hearing scheduled for May 27th to later in June.
- Uncollected HOA dues: The LLVCC attorney will charge \$100 - \$150 to write a letter. A lien foreclosure costs about \$1,500. Laurie Swetkovich will have the attorney write letters to the nine property owners that have liens on their property.
- Document Review: document committee has reviewed Resolutions 1 thru Resolution 10.

Meeting Adjournment

Meeting Adjournment: 8:33pm

Motion: Don Huibregtse motioned to adjourn the meeting

Second: Michael Pearce

Aye: 6

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary