

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
October 2021

Date: October 27, 2021

Vince Marbella called to order the regular meeting of the Board of Directors at 5:49pm.

Board Members Present: Vince Marbella, James Byrne, Les Dennis, Don Huibregtse, Jason Ilarraza, and Verne Poupitch.

Others Present: Laurie Swetkovich, Patricia Bigford, Will Harris and Maureen Allen

Absent: Cindy Ross and Peter Nash

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 August meeting

Motion: James Byrne moved to approve corrected minutes.

Second: Les Dennis

Aye: 5

Opposed: 0

Abstain: 0

Public Comments:

Patricia Bigford addressed the Board and submitted information regarding issues/concerns she has with her next-door neighbor. The hearing committee will schedule a hearing to address this issue that fall under HOA guidelines. Some issues are Civil and do not fall under HOA guidelines. Patricia Bigford was asked to submit a new complaint detailing the issues.

Will Harris addressed the Board regarding what is a political sign. There are signs posted in yards and home windows not tied to the upcoming election with messages that divides the community. What can the homeowner's association do to limit the posting of the signs. Political signs will be discussed under New Business.

Officer Reports

Treasurer's Report

Financial reports for October 2021:

Balance Sheet as of October 26, 2021

| | |
|---------------------|------------------------------|
| Checking | \$ 10,858.17 |
| Savings | \$ 81,460.86 |
| Cap Imp Reserve | \$ 62,945.23 |
| Litigation | \$ 33,212.53 |
| Money Market | \$ 91,730.08 (general funds) |
| Money Market Ck. | \$ 5.00 |
| Accounts Receivable | \$ 24,456.84 |

| | |
|-------------------|--------------|
| Prepaid Insurance | \$ 3,321.00 |
| Undeposited Funds | \$ 2,071.00 |
| Total | \$310,060.71 |

Statement of Activities (Accrual method) as of October 26, 2021

| | |
|---------------------|---------------|
| Total Expenses | \$ 144,238.73 |
| Total Income | \$ 264,384.08 |
| Net Ordinary Income | \$ 120,145.35 |
| Net Income | \$ 120,145.35 |

President’s Report

Vince Marbella reported there are three things he would like accomplished before his term ends. Vacation/Sick Leave policy, Resolution 16 updated, and the third issue was brought to my attention by three homeowners, and I am investigating the issue and should have an update for the board at the December board meeting under Executive Session with no employees.

Vice-President’s Report

N/A

Committee Member Reports

Maintenance

Laurie Swetkovich reported the new bark was installed at the playground today. The restrooms are now closed for the winter. We have not received any updates on the sewer pump, Peter Nash is working on this. West Sound is submitting a bid to limb up the trees at the playground. We have an estimate to remove the two dead trees at the beach area.

Compliance/Patrol

Don Huibregtse reported as Compliance Specialist we are sending letter to homeowners that are out of compliance with trash receptacles and propane tanks. Both items will fall under eye sore as far as fines are concerned.

Don Huibregtse also reported on Patrol, everything is running smoothly.

Architectural Control (ACC)

Les Dennis reported thanks to the Compliance Specialist there is nothing to report.

Lake Management

Laurie Swetkovich reported there is a tree down across the canal. A letter will be sent to the owner to remove the tree.

Recreation

Jason Ilarraza reported LakeLand Village will join the Allyn Community Association will again partner for the kids Christmas event at the Allyn Waterfront Park Gazebo. Santa will be there under the Gazebo for social distance photos. The event will be held November 27, 2021. LLVCC kids will be scheduled from 11:30am to 2:00pm, call LLVCC to register for event. Anyone wishing to volunteer to help set up, contact the LLVCC office at 360-2075-3508 prior to November 23rd.

Don Huibregtse motioned to pay half of the cost to hire the Santa for the event.

Seconded: Verne
Aye: 5
Opposed: 0
Abstained: 0

Welcome Committee:

Vince Marbella reported, we no longer have a welcome committee chairman. Don Huibregtse and Office staff will work together to hand out welcome gifts.

Hearing Committee:

Verne Poupitch reported, there are two hearing being scheduled at this time.

Old Business

Relocate Horseshoe Pit to Beach Area:

Vince Marbella stated it will be a safety issue moving it to the beach area. Don Huibregtse suggested we install a sign indicating where the horseshoe pit is now and clean up the area.

Scanning Update / Invoices:

Laurie Swetkovich reported, all the homeowner files have been scanned, the office is now working on invoices and paperwork.

Website Computer Bids:

Les Dennis reported, Laurie and I have met with two website development companies and would like to recommend Dave Krogle with DK Web Development to the board.

James Byrne moved to accept Dave Kroger DK Web Development as our new website host.

Seconded: Jason Ilarraza
Aye: 5
Opposed: 0
Abstained: 0

New Business

Board Resignation:

Michal Pearce email Vince Marbella his resignation from the board effective October 26, 2021. There is now an empty position to be filled, term ending May 2023. A request for board candidates will be in the upcoming Newsletter.

Money Market & Litigation Funds

Laurie Swetkovich stated, Cindy Ross board Treasurer has requested money to be transferred from the Money Market account to the Litigation Fund account.

James Byrne motioned to move \$25,000.00 from the money market account to the litigation fund account.

Seconded: Don Huibregtse
Aye: 5
Opposed: 0
Abstained: 0

Political Signs:

The board has assigned defining political signs to Les Dennis as an action item.

Adult Christmas Party:

The adult Christmas Party is canceled again this year because of COVID restrictions.

Credit Card Company Change to QuickBooks:

Laurie Swetkovich reported, the credit card processing company we are currently using has a 3.9% transaction fee and I would like to cancel the contract with Card Pointe and use QuickBooks Payments which has a lower transaction fee and is incorporated into our QuickBooks.

James Byrne motioned to change credit card processing company to QuickBooks Payments.

Seconded: Don Huibregtse

Aye: 5

Opposed: 0

Abstained: 0

Halloween Patrol:

Patrol has done extra patrols in past years. Patrol no longer works on Sunday and extra Patrol will add to the budget.

James Byrne motioned to allow Patrol extra money to work Halloween night from 4:00pm to 9:00pm.

Seconded: Verne Poupitch

Aye: 4

Opposed: 0

Abstained: 1

Executive Board Session

James Byrne motioned to move into Executive Session at 7:51pm.

Second: Don Huibregtse

Aye: 5

Opposed: 0

Abstained: 0

Executive Session ended at 7:59pm, general Board meeting resumed. Letters will be sent to three homeowners, E. Lakeshore Drive – Drainage, E. Mountain View Drive – Floorplan, E. Olympic Court – Hearing.

Action Items:

Security Cameras: James Byrne would like to reassign the security cameras that were assigned to Michael Pearce. James Byrne will now be assigned to security cameras. Vince Marbella will reach out to Michael Pearce for bids he received.

Document Committee:

Don Huibregtse reported the Resolution 16 rewrite should be submitted to the Board at the December Board meeting.

Upcoming Meetings:

- Budget Prep Meeting scheduled for November 18, 2021, at 4:30pm is postponed until Cindy Ross returns.
- Board Meeting – No Board Meeting in November

- Board Meeting – December 1, 2021, at 5:30pm

Upcoming Events:

- Christmas Party – Adult Christmas Party – Cancel for 2021
- Christmas Party – Kids Christmas Party – November 27, 2021, 11:30pm to 2:00pm at Allyn Waterfront Gazebo

Meeting Adjournment:

Meeting Adjournment: 8:10pm

Motion: Don Huibregtse motioned to adjourn the meeting

Second: Verne Poupitch

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

Laurie Swetkovich, Office Manager