

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda





Date: December 3, 2025

Attendance:

EXECUTIVE OFFICERS SESSION		
	<p>Maintenance Issues</p> <ul style="list-style-type: none"> - Discussion <p>ACC Logs Verification</p> <ul style="list-style-type: none"> - Discussion <p>Budget Draft</p> <ul style="list-style-type: none"> - Discussion <p>Foreclosure</p> <ul style="list-style-type: none"> - Discussion <p>Patrol Job Duties</p> <ul style="list-style-type: none"> - Discussion <p>Playground Improvement</p> <ul style="list-style-type: none"> - Discussion <p>Next meeting</p> <ul style="list-style-type: none"> - Discussion <p>Contracts</p> <ul style="list-style-type: none"> - Review and Sign <p>Past due Payments</p> <ul style="list-style-type: none"> - Discussion <p>Adjusting Winter Hours for Patrol</p> <ul style="list-style-type: none"> - Discussion 	
Welcome		
Open Meeting	<p>Welcome- James Byrne</p> <p>Call for New Business- James Byrne</p> <ul style="list-style-type: none"> - Add topics 	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	October Board Meeting Minutes – James Byrne	

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PUBLIC COMMENTS/ COMPLAINTS- Old Business	
LETTERS TO THE BOARD	
OFFICER REPORTS	
President	<p>President's Report- James Byrne</p> <p>Wages and Performance Review Policy- James Byrne</p> <ul style="list-style-type: none"> - Discussion and Approval <p>Employee Handbook Updates for 2025- James Byrne</p> <ul style="list-style-type: none"> - Discussion and Approval <p>New Employee Evaluations- James Byrne</p> <ul style="list-style-type: none"> - Discussion and Approval
Vice President	<p>VP Report- Mark Murray</p>
Treasurer	<p>Treasurer's Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$17,124 - Litigation: \$46,716 - Reserve: \$181,841 - MM: \$264,243 - CD: \$57,723 <p>Budget 2025-2026</p> <ul style="list-style-type: none"> - Total Revenue: 113% - Total Expenses: 59% <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>PROFIT & LOSS Last month ▾</p> <p>Net profit for October</p> <p>-\$10,976 100%</p> <p>↑ Up 32% from prior month</p> <p>\$12,238 Income </p> <p>\$23,213 Expenses </p> </div> <div style="width: 48%;"> <p>INVOICES</p> <p>\$9,219 Unpaid Last 365 days</p> <p>\$8,494 \$725</p> <p>Overdue Not due yet</p> <div style="width: 100%; height: 15px; background: linear-gradient(to right, orange 95%, gray 95%);"></div> <p>\$6,825 Paid Last 30 days</p> <p>\$0 \$6,825</p> <p>Not deposited Deposited</p> <div style="width: 100%; height: 15px; background-color: #28a745;"></div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 48%;"> <p>EXPENSES Last 30 days ▾</p> <p>Spending for last 30 days</p> <p>\$20,404 94%</p> <p>↓ Down 10% from prior 30 days</p> <div style="display: flex; align-items: center;">  <ul style="list-style-type: none"> ● PAYROLL-GROSS ● OPERATION & MAINTENANCE ● ADMINISTRATION / OFFICE ● Other </div> <p align="right">5 to review</p> </div> <div style="width: 48%;"> <p>ACCOUNTS RECEIVABLE As of today</p> <p>Total</p> <p>\$11,930</p> <div style="display: flex; align-items: center;">  <ul style="list-style-type: none"> ● CURRENT ● 1 - 30 ● 31 - 60 ● 61 - 90 ● 91 AND OVER </div> </div> </div>

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	<p>Proposed and/or Approved Expenditures for New 25-26 Fiscal Year</p> <ul style="list-style-type: none"> - Fishing Derby \$350- Completed - Gazebo and Playground Landscaping- Completed - Gazebo Water Leak Repair- \$13,650- Completed - Replace Playground Set- \$33,000 (Reserves)- In progress - Replace Fence in Playground- \$7,000 (Reserves) - Lake Weed Treatment- \$14,000 Completed - Lake Water Testing- \$600 Completed - Tennis Courts Maintenance- \$750 Completed - Shredding Event- Old Documents- \$925- Completed - Background Checks- \$150- Completed - Training/CPR Class- \$800 Completed - Community Picnic- \$1,850- Completed - Garage Sale Ads- \$75 Completed - July 4th Americana Décor- \$50 Completed - Boat Launch Upkeep- \$1,500 In progress - Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700 – Completed - Fish Plant- \$3,200- Completed - Halloween Décor- \$50- Completed - Christmas Events- \$650- In progress <p>HOA Payment Plans and Liens:</p> <ul style="list-style-type: none"> - One homeowner in payment plan. - LLVCC has a total of six property liens. - There is one property in foreclosure proceedings. A partial payment was received. The homeowner agreed to make payments. <p>Open Purchase Orders:</p> <ul style="list-style-type: none"> - No open purchase orders <p>Audit Funds CD expiring in December- Sylvia Banzon</p> <ul style="list-style-type: none"> - Review and Approval <p>Plan: To transfer funds to a 5-month CD at 3.5% to generate interest until election results. The new account will be opened using the current signers James Byrne, Mark Murray, and Sylvia Banzon.</p> <p>Salary increases- James Byrne</p> <ul style="list-style-type: none"> - Discussion and Approval <p>Payment Plan Fee- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion and Approval 	
NEW BUSINESS		

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PUBLIC COMMENTS/QUESTIONS- New Business		
OPERATIONS		
Maintenance	Picnic Tables- James Byrne - Discussion	
Office	Holiday Closures- Sylvia Banzon - December 24- Jan 2 - December 29-30 administrative days for invoices and end of year stuff. We will not be open to the public. HOA Calendar- Mary Helton - January Meeting Discussion - Approval	
Patrol/Compliance	Incident Tracking Log- James Byrne - Review and approval Complaint Tracking Log- James Byrne - Review and approval Eyesore Log- James Byrne - Review and approval	
COMMITTEES		
Architectural Control (ACC)	Chairman's Report- Mark Murray ACC Logs Approval- Mark Murray - Review and approval New Construction Permits Log- Mark Murray - Review and approval Replanting Log- Mark Murray - Review and approval Project Completion Log- Mark Murray - Review and approval Tree Removal- Mary Helton - Discussion and Next steps	
Building	Chairman's Report- Dale Leaman Building Committee Update- Dale Leaman	
Lake Management	Chairman's Report- Scott Horsfall	

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	Lake Anderson Log- Scott Horsfall - Discussion	
Hearing	Chairman’s Report- Dale Leaman - No hearing	
Safety	Chairman’s Report- Deb Wallace - No meeting Sheriff’s Report- Maureen Allen - Sheriff’s Meeting Report	
OLD BUSINESS		
MEETING ADJOURNMENT		
Motion to Adjourn		
CLOSED EXECUTIVE SESSION		
Board Discussions	New Issues: - Fence without permit - RVs – Division 7 and 8 - - Covenants - - Boat Violation - Weekends Calls - Revised RCWs - Safety Committee -	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
January 28, 2026	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		
December 6, 2025	Santa Comes to Allyn Town- Waterfront Park 11am-2pm	
MEETING ADJOURNMENT		
Motion to Adjourn		