

LAKWOOD VILLAGE OF PUNTA GORDA

HOMEOWNERS ASSOCIATION, INC.

ASSOCIATION MEETING

March 26, 2019

The membership meeting of Lakewood Village of Punta Gorda Homeowners Association, Inc. was held on Tuesday, March 26, 2019 in the clubhouse. Secretary Gloria Emery reported the total household memberships to date is 156. The total number of households represented this evening is 82 plus 21 proxies for a total of 103 thus a quorum was confirmed. Attendance takers were Rosalyn Green, Barb Sawyers and Maureen Schutte. Meeting called to order at 7:00 p.m. by President Ken Hamlin. Officers present: Ken Hamlin, Bob Green, Gloria Emery and Ruth Brooks. Directors present Judy Oliver, Anne Lennon, Joe Glasgow and Cheryl Wellence.

Pledge of Allegiance to the flag was led by Bob Gaydosh. Invocation was given by Carl Esch.

Secretary Gloria Emery read the minutes of the January 22, 2019 association meeting. A motion was made by Bob Gaydosh to accept the minutes. The motion was supported by Joy Markovics. The minutes were approved by unanimous vote.

Treasurer Bob Green gave the treasurers report as of February 28, 2019.

Balance Sheet:

Cash and bank accounts	\$27,333
Other Assets	822
Fixed Assets	<u>4,955</u>
Total Assets	<u>\$33,110</u>
Liabilities	\$ 0
Equity	<u>33,110</u>
Total Liabilities & Equity	<u>\$33,110</u>
Total Income Year to date	\$10,390
Total Expenses Year to date	<u>7,004</u>
Net income Year to date	<u>\$ 3,386</u>

A motion was made by Cheryl Teller to accept the treasurer's report as of February 28, 2019 as presented. The motion was supported by Bob England. The Treasurer's report was accepted by unanimous vote.

A motion was made by Bob Green to remove the allocation of \$5,000 for renovation of the clubhouse that was made in March of 2017. Supported by Gail Cigler. The motion was approved by unanimous vote. The reason for the motion was because of having new management companies that did the renovations themselves and the HOA did not spend any of the funds allocated.

Alice Hamlin presented the 2018 audit report. The audit showed that all the financials and supporting documents were in excellent order. Motion was made by Chuck Emery to accept the audit report as presented. Supported by Anne Lennon. The motion was approved by unanimous vote.

A motion was made by Alice Hamlin to present the audit report at the March meeting each year instead of the January meeting because it is difficult to get all the year-end work completed and audited before the January meetings. Motion supported by Mary Ann Croson. The motion was approved by unanimous vote.

## PRESIDENT'S REPORT:

Ken Hamlin thanked all members who had helped in any way this season in getting the tasks accomplished from the improvements and upgrades made by the management company.

Ken Hamlin updated the members present of how the Comcast proposal came to be. Murex Properties presented the proposal to the board and then held the informational meeting for all residents. The board and management will meet again and see if we can negotiate some other options with Comcast. As of now things are on hold until we can meet with management and Comcast. Then the next step could be to send out a survey by certified mail to each resident asking for their vote. After the votes are tabulated a decision would be made.

CORRESPONDENCE: None

## COMMITTEE REPORTS:

- LIAISON: No report
- BYLAWS: Working on updates/changes. Changes will be presented at the November, 2019 meeting with a vote at the January, 2020 meeting.
- SAFETY/NEIGHBORHOOD WATCH: No report
- BUILDING MAINTENANCE: Need a chairman for the committee.
- ACTIVITIES: The four activities since the January association meeting had profits totaling \$633. The final event of the season will be "Night at the Races." JoAnn Donovan has volunteered to be chairman for next year and Alice Marocco will be her assistant. JoAnn Donovan spoke to the activities that are planned for 2019-2020.
- WEB SITE: Bob Green reported that he will be training another committee member to learn how to update/maintain the web site so that he has a backup.
- RENT: Committee met with Murex Properties and has a signed contract for three years with a base rent increase of 3.75% per year.

UNFINISHED BUSINESS: None

## NEW BUSINESS:

Motion made by Larry Boyer to approve the contract with Kenny Evans for January 20, 2020 and issue the down payment in the amount of \$1000. Supported by Anne Lennon. Motion approved by unanimous vote.

Motion by Bob England to allocate \$1,200 towards new speakers for the clubhouse if Murex Properties doesn't pay for them. Supported by Keith Eckstein. Motion approved by unanimous vote.

## ANNOUNCEMENTS:

Residents reminded to be sure and lock their cars and homes as there has been a report of a male suspect roaming the park trying to open car doors.

## PUBLIC COMMENT:

Larry Hagenstad voiced his concerns about the Comcast proposal.

Next board meeting April 19, 2019

Next association meeting November 19, 2019

Meeting adjourned 8:04 pm.

Respectfully submitted,

Gloria Emery, Secretary

