

LSG Board of Directors Meeting Minutes
Monday, April 24, 2017

Board Members Present:

Jesse Cohen (President)
John Putzel (Vice President & Treasurer)
Vikki Rosenbaum (Secretary)
Lillian Sawyer (Grounds)
Lisa Milian (Public Relations)

Present:

Dawn Bringe (Property Manager)

Not Present:

John Gagliano (Architectural)
No homeowners were in attendance
Trust But Verify Security Company, Shaun Boutot and another representative, Gabriel

Meeting called to order at 7:05 p.m.

Open Session

Shaun Boutot of Trust But Verify security company submitted their reports and findings to the Board. Shaun also provided a proposal to update the security camera system. The Board requested Shaun submit a proposal for security patrolling.

Closed Session

Minutes

Lillian Sawyer moved to approve the minutes of the February 28 board meeting; John Putzel seconded. Motion approved.

Treasurers Report

John Putzel reported he continues his monthly review of all expenses and budget status.

Public Relations

Lisa Milian reported that the HOA Newsletter was mailed and reported that she continues to receive the area crime reports and forwards those related to the Association to Board members and noticed a reduction in those reports. The Board confirmed their intention to have an Association Newsletter be mailed to homeowners on a quarterly basis.

Architectural

In John Gagliano's absence, Dawn Bringe reported receipt of one submission for house painting was received and approved and that she has not received any other architectural submissions for approval this past month.

Grounds

Lillian Sawyer and Dawn Bringe reported that their neighborhood inspections continue. Dawn provided the Board with a list of the violations and notices of non-compliance mailed out.

Lisa Milian recommended a new coat of paint for the Lake St. George neighborhood signs. Dawn Bringe will check into the availability of Ameri-tech's handyman to get the signs painted.

Manager's Report & Old Business

Dawn Bringe updated and reviewed the Board regarding the following:

- Reviewed and discussed the various types of new signage available and prices and discussed with the Board the signs to be selected and ordered. Dawn will check with the security company for any suggestions they may have in signage for security purposes before ordering.
- Due to the continuing overgrowth of the retention pond/small lake on Lake St. George Blvd., Dawn contacted SWIFTMUD to determine more definitively the boundary responsibilities of not only LSG HOA but the adjoining associations that border the retention pond/small lake. Dawn received a map from SWIFTMUD that indicates the entire retention pond/small lake is under the Lake St. George Homeowners Association's purview. She will now contact the vendor we have used in the past for pricing on clearing up the overgrowth.
- Picnic table and bench replacements still on hold until vandalism is reduced.
- Due to the extreme dry conditions, Dawn recommended the Board continue to hold off for another month before replacing and/or planting new shrubbery.

Delinquency Reports

Dawn Bringe reported that 5 properties are over \$500 delinquent, Unit 226B, 149A, 217B, 350B & 396A. Dawn is expecting receipt of a report from the new attorney regarding delinquencies for next month's board meeting.

Old Business

Motion: Vikki Rosenbaum moved to accept, (pending receipt and approval of conditions discussed by the Board), Trust But Verify's to be submitted proposal for security patrol services with those services not to exceed the amount of \$3,500; Lisa Milian seconded. Motion approved.

New Business

Dawn Bringe is working on getting new and additional informational signage to help homeowners understand the Association rules, keep out non-homeowners from using our facilities and assist law enforcement.

Adjournment

Lillian Sawyer moved to adjourn; Lisa Milian seconded. Meeting adjourned at 8:33 pm.