

**LSG Board of Directors Meeting Minutes**  
**Monday, February 28, 2017**

**Board Members Present:**

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

**Present:**

Dawn Bringe (Property Manager)  
Attorney invited by Board (Stephan Nickoloff)

**Not Present:**

Jesse Cohen (President)  
Pierre Thiemann (Director)  
No homeowners were in attendance

**Meeting called to order at 7:04 p.m. by John Putzel, Vice President**

**Minutes**

Lillian Sawyer moved to approve the minutes of the January 27 board meeting; John Putzel seconded. Motion approved.

**New Business**

A law firm presentation was made by Stephen Nickoloff from Cianfrone, Nikoloff, Grant, & Greenberg who left the meeting immediately after his presentation. The Board will review all the information presented and make a determination at the next Board meeting in March.

**Treasurers Report**

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

**Public Relations**

Lisa Milian reported that she continues to receive the area crime reports and forwards those related to the Association to Board members. She mentioned that there has been an increase in burglary of vehicles in what appears to be crimes of opportunity of unlocked cars in the neighborhood.

Lisa is working on a newsletter to be mailed out to the homeowners. She and Vikki Rosenbaum will get together to finalize the letter for Board review before mailing out possibly next month.

**Architectural**

John Gagliano reported he has one pending architectural submission for approval that he is working on.

**Grounds**

Lillian Sawyer and Dawn Bringe reported the good news that during the last neighborhood inspection there was only one violation recorded. They are seeing results and the homeowners were commended for their efforts in keeping their properties well maintained.

### **Delinquency Reports**

The Board discussed their concerns regarding the Association attorney current method of reporting, procedures and their current email requests submitted to the Board.

### **Manager's Report & Old Business**

Dawn Bringe updated and reviewed the Board regarding the following:

- Tree hanging over pump house has been trimmed.
- Maintenance issues with the Association rental property.
- Provided the list submitted by the maintenance contractor, Affordable, and reviewed the additional maintenance issues that need attention. The benches and picnic tables in the common area are deteriorating along with some concrete slab deterioration. Dawn provided pictures of the concerns. She has received an estimate for the concrete work and a vendor's recommendation for gutters to be installed on the Gazebo. The Board requested Dawn get an additional cost estimate.
- Due to the continuing overgrowth of the retention pond/small lake on Lake St. George Blvd., Dawn will be contacting SWIFTMUD or appropriate agency to determine more definitively the boundary responsibilities of not only LSG HOA but the adjoining associations that border the retention pond/small lake.

The Board tabled the security cameras and DVR maintenance until it has time for further review of the cost proposals and discussion.

### **Adjournment**

Lillian Sawyer moved to adjourn; Lisa Milian seconded. Meeting adjourned at 8:36 pm.