

**LSG Board of Directors Meeting Minutes**  
**Monday, May 22, 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

**Meeting called to order at 7:07 p.m.**

**Minutes**

Lillian Sawyer moved to approve the minutes of the April 24 board meeting; Lisa Milian seconded. Motion approved.

**Treasurer's Report**

John Putzel reported he continues his monthly review of all expenses and budget status. Additionally, Dawn Bringe updated the board on the budget status. The last legal charges submitted by the previously terminated Association attorney will be paid, closing their account with the Association.

**Public Relations**

Lisa Milian reported that she and Vikki Rosenbaum updated the Association Bulletin Board and asked for Board input into what the Board wanted mentioned in the next quarterly (June) HOA Newsletter to be mailed. Lisa continues to forward any relevant crime reports to the Board members.

**Architectural**

John Gagliano was not present. Dawn Bringe reported no Architectural Applications were received since the last meeting. However, it was noted that there continues to be outside painting, roofs, etc. work being done that has not been submitted to the HOA for approval.

**Grounds**

Both 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. There are still some chronic non-compliances, but some of those have taken steps to be in compliance. Also, currently the vandalism of the pool and dock areas seems to have subsided.

### **President's Report**

Jesse Cohen voiced his concerns over new residents buying into the neighborhood not knowing that they need to submit an architectural review application, along with the longtime residents who seem to forget to submit the required Architectural Control Application for work being done to their properties.

As per the Association Rules & Regulations under Restriction: Architectural Control, Page 7:

All structure, fence, color change, addition material, exterior alteration (roofing, siding, window and trim materials) or substantial attachment may not be erected, placed, reconstructed unless approved by the Architectural Control Committee in advance.

Consequently, the next HOA Newsletter will have a reminder to all homeowners that they must complete and submit an Architectural Control Form for approval. The ARC form may either be obtained from our website or by contacting our management company, Ameri-Tech. The entire LSG Association Rules & Regulations are posted on our web site. For any additional information or questions, homeowners may contact our management company, Ameri-Tech.

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

Dawn Bringe updated and reviewed the Board regarding the following:

- After some discussion the Board determined that the electrical outlet in the ladies restroom at the pool was not necessary and was to be closed off.
- The retention pond/lake on Lake St. George Drive has been treated for weed control and any large debris that remains will be removed.
- The Trust But Verify contract was deemed unacceptable to the Board and was not finalized.
- As there are no further leaks in the men's bathroom, the Board will keep any further repairs tabled until or if any such problems arise again.
- Erosion problem at back end of tennis court: Dawn will follow up with obtaining an updated estimate to do the work and will provide at next board meeting.
- Dawn is working on getting the painting of the Lake St. George Entrance Signs scheduled.
- New additional signage for the common areas has been ordered and received and will be installed soon.
- Replacement of benches and condition of picnic tables was discussed. Dawn will obtain proposals for the refurbishing/refinishing of the current picnic tables along with the replacement of the small wood decking section in the pool area.

Motion: Vikki Rosenbaum moved to approve the ordering of four new commercial grade/heavy duty benches to replace the current benches in the amount of \$499/each plus shipping, handling and taxes charged; Lisa Milian seconded. Motion approved.

### **Adjournment**

Meeting adjourned at 8:19 pm