

LSG Board of Directors Zoom Meeting Minutes
Wednesday, July 27, 2022

Zoom Board Attendees:

Shawn Rigney (President, Treasurer & Grounds)
Lisa Sandrowicz (Vice President & P.R.)
Vikki Rosenbaum (Secretary & P.R.)

Board Member Not in Attendance:

Jesse Cohen (Architectural)

Ameri-Tech Management:

Karen Guider (Ameri-Tech LSG Property Manager)

Zoom Meeting began at 6:34 p.m.

Minutes

Motion: Shawn Rigney moved to approve the May 25, 2022, Board minutes; Lisa Sandrowicz seconded.
Motion approved.

Treasurer's Report

Shawn Rigney continues review of monthly financial statements. Shawn and Karen discussed the need to look over all the vendor contracts and get proposals for future work for budgeting purposes to be done in 2023.

Public Relations

Lisa Sandrowicz reported County crime reports are down for our location.

Architectural

Karen Guider reported that 5 architectural request changes were received from homeowners for approval in the month of July for exterior painting, screened room, shed, removal of decorative landscape walls and replacement fencing; and 6 architectural request changes were received in the month of June for extending & widening driveway, changing driveway, tree removal, deck removal, new windows, and solar panels, and all were approved.

Grounds

Shawn Rigney and Karen Guider will continue neighborhood drive throughs next week.

President's Report

Shawn Rigney provided updates on the following items:

- Solar Lighting Signs: Solar lights pending delivery and will be set up when they are received
- Bicycle Rack replacement for damaged one was ordered, received, and installed.

Delinquency Reports

Karen Guider reported on her concerns with the current number of delinquent homeowners' semi-annual dues that remain unpaid for January and July to the Association. Delinquent homeowners are sent letters each month informing them of their delinquency. The Board discussed the issue and the negative effect on the Association Operating Budget and additional cost in attorney's fees.

Delinquency Reports Continued:

Motion: Shawn Rigney moved to send delinquency letter requests to the Association attorney after a homeowner's 60-day delinquency; Lisa Sandrowicz seconded. Motion approved.

Motion: Vikki Rosenbaum moved that due to the increase in so many delinquencies of HOA dues in the past year to begin charging a \$25.00 delinquency fee for all homeowners who are delinquent over 30 days, Lisa Sandrowicz seconded. Motion approved.

Old Business & Manager's Report

Karen Guider reported on the following:

- Dumpster: Old dumpster removed and refunded Association for February – April charges
- New Dumpster: Moved to lower-level parking lot behind gate
- New Fence/Gate/New Entry System/Cameras: Awaiting proposals from two vendors. Having a challenging time getting someone even scheduled to come out and give proposals.
- HOA Community signs: Ameri-Tech sign replaced and posted in the pool area. At the direction of the Board Karen Guider will request Pool Vendor provide the necessary Depth sign posting required at Pool. Additional signage for LSG is the ordering process and pending proofs of the signs for Association approval.
- Tennis Court paint damage. It was the consensus of the Board that due to the possible damage of the court surface in the removal of the paint, the paint will not be removed from the courts at this time.
- Pool Gazebo repairs: Pending bid proposals from a contractor
- Pool Resurfacing for 2023: Waiting on quote from vendor
- Pool Furniture Replacement:

Motion: Lisa Sandrowicz moved to approve the replacement of the pool furniture up to \$3,000; Vikki Rosenbaum seconded. Motion approved.

- Gazebo in front of tennis courts: The Board requested Karen Guider obtain quotes for the removal of it due to the continuing illegal activities at the Gazebo and the further vandalism to it.

New Business

Security Cameras: We have a new company installing our cameras, but there are some issues still need to be worked out. Waiting on quote to change out older inefficient cameras for just a couple of higher quality ones.

Pool Restroom updates under Board consideration.

A Budget workshop at Ameri-tech office was scheduled for the Board to work on 2023 Budget Planning.

Adjournment

Vikki Rosenbaum moved to adjourn meeting at 7:56 pm. Shawn Rigney seconded. Meeting adjourned.