

LSG Board of Directors Zoom Meeting Minutes
Wednesday, May 25, 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 (New LSG Property Manager)

Homeowner Attendance:

Christopher Cornelius

Zoom Meeting began at 7:11 p.m.

Minutes

Motion: Lisa Sandrowicz moved to approve the March 22, 2022, Board minutes; Shawn Rigney seconded.
Motion approved.

Introduction of New Property Manager:

Karen Guider is the new property manager from Ameri-Tech for Lake St. George HOA replacing Dawn Bringe.

Treasurer's Report

Shawn Rigney reported on the issues still pending regarding the previous waste collector vendor contract and their charges and cancellation fee. The Association attorney is in contact with them.

Public Relations

Lisa Sandrowicz will be working on the summer newsletter content to be mailed out to homeowners in sometime in June.

Architectural

Karen Guider reported that three architectural request changes were received from homeowners for approval, and all were approved.

Grounds

Shawn Rigney reported that he and our new manager, Karen Guider will be touring the neighborhood and common grounds together tomorrow. The dumping of garbage continues, with mattresses being dumped by some Lake St. George HOA Residents. The Association small dumpster is not for homeowners' personal use to dump their garbage; the dumpster is specifically for our cleaning vendor who we contract with for cleaning and for the common grounds' garbage collection. Residents who are dumping are being sent letters to remove their garbage. As the dumpster has become an eyesore and more security is needed, the currently contracted waste collection dumpster will be moved from the top parking lot by the basketball hoop to the bottom parking lot. Once the issue with them has been sorted out the previous waste collection company's dumpster will also be removed. Surveillance CCTV cameras are also in operation and will be used to identify those illegally dumping at the Association dumpster.

President's Report & Old Business

Shawn Rigney provided updates and the following items were discussed by the Board:

- Solar Lighting Signs: Shawn Rigney will follow up on second set of solar lighting to be installed on the LSG sign in front of the 7-11.
- Ameri-Tech sign missing in the Pool area – has already been ordered by Karen Guider. She will also order new Private Property & No Trespassing Signs.
- Basketball Hoop damaged – Board tabled
- Chained Link Gate to Dock with hole in it – Board tabled as this section will eventually be removed entirely when automatic entry gate is completed.
- Bicycle Rack damaged - new bicycle rack will be purchased and be placed at same location but behind the light pole.

Motion: Vikki Rosenbaum moved to request Karen Guider get proposals for a new bike rack; Lisa Sandrowicz second; motion approved.

New Business

- Automatic Entry Gates & New Vendor for Key Fobs: It was the consensus of the Board to agree with Shawn Rigney's recommendation to make getting quotes for the new entry gate and key entry system a top priority request for our Property Manager.
- Pool:
 - Furniture is old and/or in need of repair. One umbrella also needs to be replaced. Side tables being used improperly to dive into pool or gain entry and exit through climbing over the pool fence. It was the consensus of the Board to try to get the lounge chair straps replaced, if possible, depending on the cost.
 - Gates are not shutting automatically. Shawn Rigney will speak with Countryside Locksmith about getting someone out to adjust.
 - Trash Bin inside pool area near front gate needs moved and secured to a different location.
 - Resurfacing pool quotes necessary for future cost determination was discussed.

Motion: Vikki Rosenbaum moved to request Karen Guider obtain pool resurfacing quotes; Lisa Sandrowicz seconded; Motion approved.

- Tennis Courts Vandalism: Shawn Rigney will have his cleaning company get the splattered paint on the courts removed. Also, the need to pressure wash and resurfacing was discussed.
- Ladies' restroom door – landscape stone will be removed to stop door being propped open.
- Play area needs re-mulched. The rotting treated wood border behind the swings needs replaced with a border that matches the play area border.
- Vandalism of Gazebo: The rain downspouts were ripped off and shingles damaged. The Board discussed the continuing illegal activities that exist at the Gazebo and the Board discussed the possible necessity due to reoccurring costs and continued vandalism for removal or relocation of it.

Adjournment

Vikki Rosenbaum moved to adjourn meeting at 8:36 pm. Lisa Sandrowicz seconded. Meeting adjourned.