

**LSG Board of Directors Zoom Meeting Minutes**  
**Wednesday, July 26, 2023**

**Zoom Attendees:**

**Board of Directors**

Shawn Rigney (President, Treasurer & Grounds)

Lisa Sandrowicz (Vice President & P.R.)

Vikki Rosenbaum (Secretary & P.R.)

Jesse Cohen (Architectural)

**Ameri-Tech Management**

Karen Guider (Ameri-Tech LSG Property Manager)

**Homeowner** Ora Mayana Crutcher

**Zoom Meeting called to order at 6:31 p.m.**

with a Board quorum of four Board members in attendance.

**Minutes**

Motion: Shawn Rigney moved to approve the Board minutes for May 24, 2023. Lisa Sandrowicz seconded.

Motion approved.

**Treasurer's Report**

Shawn Rigney continues to review the monthly financial reports and balance sheets.

**Public Relations**

Lisa Sandrowicz reported she is working on the next HOA newsletter and should have it completed soon.

**Architectural**

Karen Guider and Jesse Cohen reported that six architectural request changes were received and all six were approved from homeowners for changes to Driveway, Roof, Removal of Balcony, Solar Panels, Fence and Exterior Painting of homes.

**Grounds Committee Report**

Drive throughs continue by sections. Those not complying will be reviewed by the fining committee and fines will be given to those who are still in noncompliance.

Karen Guider reported that four homeowners received warning notices from the Palm Harbor fire inspector regarding the practice of parking cars in a manner that block public roads and cause the blockage of fire trucks and personnel in accessing homes in the case of emergencies.

**President's Report**

Shawn Rigney reported:

- Security cameras are up and strategically located.
- New LSG signs are up and completed.
- No smoking signs are needed
- Shawn will be following up with the fencing contractor used for the new fencing to complete the approved additional back fencing behind the tennis courts to be consistent with all the other new fencing and not block the grassy area behind the tennis courts.

### **President's Report Continued**

- Shawn Rigney recommended the Board reconsider its approval of the removal of the two oak trees near the pool restrooms and just have them trimmed up higher as they do provide some necessary shade and it might be difficult to get County approval of the removal of the oak trees.

Motion: Vikki Rosenbaum moved to go back to the tree vendors for revised estimates to exclude the two tree removals and instead request higher trimming of the trees by the pool restrooms with the only tree removals to be of the fallen trees in the lake and removal of the Brazilian pepper trees; Lisa Sandrowicz seconded. Motion approved.

- Security camera monitoring. It was the consensus of the Board to approve an annual subscription for a Cloud camera monitoring storage for the security cameras.

### **Manager's Report/Old Business/New Business**

Karen Guider reported on the pool closure and the difficulty the vendor had in obtaining parts to fix the pump system. A new pool maintenance company is now servicing the pool. The pool pump is fixed but the proper pH level must be reached before it may legally be reopened. The pool company is expecting the pool to be open in the next day or so.

Also discussed:

- Obtaining Wi-Fi access for the pool area continues.
- Deteriorated wood pool decking was removed.
- Pool Restroom remodel has been completed. The restrooms are now only accessible for use by residents by entering a code on the restroom door.
- A question came up on whether the sprinkler system was working properly. Karen Guider will follow up and speak with our current lawn service company to make sure the sprinkler system is fully operational.
- Karen Guider will obtain quotes for landscaping common areas, mulching and plant replacement from current lawn service and other companies.
- Delinquencies:

Motion: Shawn Rigney moved, as recommended by the Association attorney, to approve foreclosures of 14 delinquent accounts; Lisa Sandrowicz seconded. Motion approved.

- As recommended by Karen Guider, the Board made changes to the remaining two Board meetings. September 27 will be a Board budget workshop. The Annual Membership/Budget/2024 Board Organizational meeting will be moved from November 29 to November 1<sup>st</sup> at 6:30 PM. Both Board meetings will be in person.

### **Adjournment**

Vikki Rosenbaum moved to adjourn the meeting at 7:58 p.m. Shawn Rigney seconded. Meeting adjourned.