

LSG Board of Directors Zoom Meeting Minutes
Wednesday, May 22, 2024

Zoom Attendees:

Board of Directors

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

Ellyse Vosselmann (Ameri-Tech LSG Property Manager)

Homeowners

Michael Copp (present at Ameri-Tech office)

Melissa Bonilla (on Zoom)

Zoom Meeting called to order at 6:36 p.m.

with a Board quorum of three Board members in attendance.

Minutes

Motion: Lisa Sandrowicz moved to approve the Board minutes for special meeting of February 1, 2024. Shawn Rigney seconded the motion. Motion approved.

Motion: Shawn Rigney moved to approve the Board minutes for March 27, 2024. Lisa Sandrowicz seconded the motion. Motion approved.

Treasurer's Report

Shawn Rigney reported that the new recently approved lawn care and landscaping company will be starting in July 2024.

Manager's Report

Ellyse Vosselmann provided the Board with the attorney's status report on current delinquencies and reviewed those homeowners who consistently continue to not pay their homeowner dues. Shawn Rigney expressed concern on the recommendations by the attorney to move forward with liens or foreclosures without the Board having more background on the delinquencies and whether any of the delinquent homeowners are making attempts to pay back their delinquencies.

Old Business

- Pool Vacuum Pump: Pool Works is scheduled to begin on July 10, 2024
- Pool Cleaning Maintenance Issue:

Motion: Shawn Rigney moved to approve the additional cost of pool maintenance service for six days per week in the amount of \$1,100.00 per month during the hot months; Vikki seconded. Motion approved.

Old Business Continued

- ARC forms submitted and approved: Five submitted for roofing, exterior painting, stucco, and awnings.
- Compliance Drive-throughs continue, and homeowners are complying.
- Security camera internet connection needs upgraded. Shawn reported Wi-Fi internet connection keeps going down. Ellyse will request the vendor upgrade our internet connection which has not been upgraded for many years.
- Tennis courts need pressure washing. Stellar will schedule for it to be completed.
- Lisa Sandrowicz reported she will be working on the June Newsletter, and it will include a reminder to homeowners that their HOA fees are due on July 1. Shawn Rigney requested a stamp on the envelope be used to call attention to the reading of the newsletter as it contains important homeowner information.
- Fencing behind the tennis courts. The Board discussed the need to complete the fencing project that was not completed correctly by the vendor. Shawn Rigney will provide Ellyse Vosselmann with the latest contact information for the fencing vendor and get a new quote to complete the fencing behind the tennis courts.

New Business

- Pool Deck pressure washing, Playground mulch replacement, and refreshing of Landscaping tabled by the Board until July 24 Board meeting.

Homeowner Complaint

The homeowners on Lake Shore Drive in attendance wanted to complain to the Board about the late-night trespassing at the lake dock by teenagers both resident and non-resident and the use by non-residents of the lake. The Board advised the homeowners that the Association has a signed no-trespass order with the Pinellas County Sheriff's Office to trespass anyone unlawfully on our common HOA grounds. Also, Ellyse Vosselmann will contact the homeowners at the meeting that Pinellas County continues construction on the Pinellas County Lift Station on our Association property and the gates must be left open for the County workers and engineers to have full access to our property at various early morning hours.

Adjournment

Shawn Rigney moved to adjourn the meeting at 8:15 p.m. Lisa Sandrowicz seconded. Meeting adjourned.