

AGENDA

Lake Region Village Board of Directors

Monthly Meeting - Clubhouse

February 21, 2019 Time: Following "Koffee Klatch"

PLEASE SILENCE ALL CELL PHONES

1. Call to Order-President Coy
2. Secretary Nichols to call the roll - President Coy, Vice-President Law, Secretary Nichols, Treasurer Miller, Director Sponcil, Director Rhodes, Director Taylor
3. Vote to approve minutes from previous Monthly Meeting
4. Director Reports
 - President Coy
 - Vice President Law
 - Office copier; and, office generator hook-up
 - Traffic safety
 - Secretary Nichols
 - Census
 - Volunteer of the year
 - Treasurer Miller
 - January financials; Progress of annual audit
 - Bids for a seawall to protect lift station on Bay Terr.
 - Director Sponcil
 - Storm drain update; water turnoff at houses
 - Director Rhodes
 - Sales update
 - Photo directory update
 - Director Taylor
 - Potential boatyard move
5. Resident/Shareholder Comments
6. Motion to adjourn

LRV Monthly Board Meeting

Clubhouse 2/21/19 9:30am

- Call to order – President Coy
- Roll Call
 - Present President Coy Vice-President Law
 Secretary Nichols Treasure Miller
 Director Sponcil Director Rhodes
 Director Taylor
- Minutes from 1/17/2019 Monthly Meeting approved unanimously (7-0)
- President Coy
 - Discussed the need to hook up the recreation area irrigation system to our internal water supply while waiting for approval to use lake water for irrigation. Secretary Nichols made a motion to use internal well-water for irrigation of the recreation area while waiting for approval to use lake water for irrigation. Motion seconded by Director Sponcil and passed unanimously, 7-0.
 - Reported on concerns from some residents in the park regarding the process being used to vote at the Annual Shareholder's Meeting on 2/26/2019. President Coy explained that since there is no Director's election at this year's annual meeting, and after consulting with our legal advisors, the guidelines in the Florida Statutes regarding elections do not apply. On Monday, February 18, 2019, President Coy and Vice-President Law met with former board members Geraldine Kiessling and Carla Byers as well as LRV resident Kathy Caputo. A letter from former board member Geraldine Kiessling questioning the legality of the voting process for the annual meeting was given to President Coy (a copy of the letter is included with the minutes at the office). The concerns noted in Ms. Kiessling's letter (ballots weren't secret; no outer envelope with owner's name, address, and unit #; timing of verification of owner's signature; incorrect deadline to receive proxies; incomplete minutes

from the 2018 annual meeting; motion from 2018 annual meeting regarding the placement of a cross in the clubhouse; potential fines associated with these concerns) were discussed at this meeting. After these concerns were raised, President Coy again contacted the LRV legal team as well as FLAROC (Florida Resident Owned Communities) and was assured by both FLAROC and the legal team that since there is NO DIRECTOR BEING ELECTED at our annual meeting the process we are using to vote on the items being put to the shareholders is legal, proper, and valid. Specifically, there is no expectation of privacy on the items being voted on since there is no election taking place. Regarding the incomplete minutes from the 2018 annual meeting, President Coy confirmed that due to equipment malfunction, the recording stopped shortly after the beginning of the meeting. Due to this malfunction, the minutes have been recreated from notes written during the meeting by then Secretary Coy (now President Coy) and Director Law (now Vice-President Law). These minutes are available at the office for any shareholder to read.

- Vice-President Law
 - Made a motion to reduce the cost to clubs for making copies and sending a fax. B/W copies – reduce from \$.25 to \$.10; Color copies – reduce from \$.35 to \$.20; First page of a fax – reduce from \$2.00 to \$1.00 with subsequent pages reduced from \$.50 to \$.15. The motion was seconded by Treasurer Miller and passed unanimously, 7-0.
 - Made a motion to have a generator that was donated to LRV hooked up at the office to provide backup for the equipment in the office at a cost of approx. \$2,900. The motion was seconded by Director Taylor and passed unanimously, 7-0.
 - Discussed bicycle safety in the park.
- Secretary Nichols
 - Reported that a census will be conducted in March to recertify Lake Region Village as a 55+ community.

- Reported that this year's Volunteers of the Year are Patsy Zumwalt, Bruce Haines, and Jim Eaton. Secretary Nichols thanked all of the many volunteers in LRV.
- Treasurer Miller
 - Discussed the January Financial statement and reminded everyone that he is in the office on Mondays if anyone has any questions. The annual financial report will be reported at the 2019 Annual Shareholder Meeting.
 - Reported the necessary infrastructure repairs being done are going to greatly reduce our reserve balance. He will look at possibly replenishing the reserves with excess operating funds after reviewing our financials in a couple months.
 - Reported the BOD is getting bids for the repair of the seawall at the Bay Terrace lift station.
- Director Sponcil
 - Reported repairs of the storm drains on Peacock Trail are continuing. Also, the contractor will be conducting visual inspections of our entire storm drain system to determine if any further repair needs to be done.
 - Reminded everyone if you need to turn off the water to your house to do so at the black box in your yard, NOT the blue one labeled "water".
- Director Rhodes
 - Reports there are 47 homes and 4 lots for sale and 11 pending sales.
 - Reported the open house for homes for sale in LRV is this Sunday, 2/24/2019 from noon – 4:00.
 - Reported that all residents that had their picture taken for the new photo directory will receive a directory at no charge.
- Director Taylor
 - Discussed the new boatyard storage area being proposed at the southeast corner of our park (behind Johnny's and Repo-depot) which would replace the existing boatyard storage area.

- Resident comments

Jean Martel:

Asked what website should potential buyers use to see homes for sale in LRV. - answer: Lakeregionvillage.com.

Dick Elliott:

Stated that in his opinion, the current LRV Board of Directors is the Best Board of Directors LRV has ever had, and President Coy is the best President, as well.

Ken Billings:

Would like to see an entrance to the new boat yard storage area directly from hwy. 27.

Kathy Caputo:

Asked when we will be able to use lake water to irrigate the recreation area. – answer: unknown

Asked how much money would be moved from operating funds to replenish the Reserve fund. Answer: depends on balances in a couple months, maybe \$30,000-\$35,000.

Dottie Minnich:

Asked for explanation of Bocce Ball.

Barbara Sadler:

Would like feedback after completing required repairs to home. Answer: President Coy stated that that would be prohibitive and she should assume if she doesn't hear back after making necessary repairs she should assume all is well.

Duke Miller:

Reminded everyone that there is a meeting after the 3/21/19 BOD Meeting with the Polk County Appraisers Office to discuss property taxes.

Phil Randall:

Said that he believes that the share price has a direct correlation to the taxes we are paying.

- Meeting Adjourned