

AGENDA

Lake Region Village Board of Directors

Monthly Meeting - Clubhouse

March 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
 - Prepare for summer and hurricane seasons
 - Clubhouse NOT a medical needs shelter; ESA animal access
 - Vice President Law
 - Garbage; Lightning protection for clubhouse
 - Home improvements; background checks; driveway maintenance
 - Secretary Nichols
 - Census
 - Treasurer Miller
 - LRV February financials; Club finances
 - Seawall on Bay Terr.; summer sewer project
 - Propose transfer of funds from Operations to Reserves
 - Director Sponcil
 - Storm drain update; Pool filters
 - Director Rhodes
 - Sales update
 - Director Taylor
 - Sprinkler system; fence by Repo-depot
5. Resident/Shareholder Comments
6. Motion to adjourn

LRV Monthly Board Meeting

Clubhouse 3/21/19 9:30am

- Call to order – President Coy
- Roll Call
 - Present President Coy Vice-President Law
 - Secretary Nichols Treasure Miller
 - Director Sponcil Director Rhodes (by phone)
 - Director Taylor
- Minutes from 2/21/2019 Monthly Meeting approved unanimously (7-0)
- President Coy
 - Discussed all residents' (both full-time and seasonal) responsibilities for maintaining the exterior of their home, especially during the summer season. This includes mowing, weeding any landscaping, and power-washing the exterior of the home, etc. Additionally, President Coy reminded all seasonal residents to ensure that their home is prepared for the potential of a hurricane by removing any lawn ornaments, etc... to prevent them from becoming a flying hazard during a strong storm or hurricane. If a seasonal residents' home isn't prepared for a hurricane prior to the resident going north for the summer, any loose items will be secured by the park and a fee will be assessed to the homeowner. The process of identifying homes that need attention will be done by the home inspection committee. The BOD will review these findings prior to contacting the homeowner either in person or by letter.
 - Reiterated that while our clubhouse is hurricane rated and may be used to shelter during a hurricane, no assistance will be provided and it is NOT a shelter for anyone with medical needs. Anyone that needs any type of medical assistance should make arrangements to go to an approved hurricane shelter, NOT the clubhouse. Also, no support animal or ESA animal will be allowed in the clubhouse at any time, including during an emergency.

- Reported that Lake Wells Care Center has placed a food barrel in the clubhouse for donations of canned food (no perishable or frozen food).
- Vice-President Law
 - Reported we have received bids of \$2,960 and \$5,950 to repair/replace the lightning protection for the clubhouse. This protection is required for insurance purposes. Vice-President Law requested that a motion be made to approve the \$5,950 bid to repair/replace the lightning protection on the clubhouse. Prior to a motion being made, Secretary Nichols recommended that the bids be reviewed by all board members before a decision is made with the vote taking place at a later time via an "action without a meeting". This was agreed to by the BOD.
 - Reminded everyone that any improvements/changes/additions to their home must be approved by the BOD prior to being done.
 - Reminded residents that prior to selling or renting their home, the potential buyer/renter must come to the office and pass a background check as well as have an interview with the BOD. No sale of a home in LRV will be approved by the BOD until the background check has been passed and the buyer has been interviewed by the BOD.
 - Reported that our contract with Advanced Disposal trash collectors is expiring in July and we are currently researching alternatives for the collection of trash collection in LRV.
- Secretary Nichols
 - Reported that the census is ongoing and must be completed for LRV to remain in compliance with the Florida Department of Human Relations to be a +55 community. Even though we have about 400 done, we are still going to need volunteers to go door-to-door for the remainder.
- Treasurer Miller
 - Discussed the February financial statement and reminded everyone that he is in the office on Mondays if anyone has any questions.
 - Recommended to the BOD that \$50,000 be transferred from the Operating Expenses Account to the Reserves Account to ensure adequate funding for infrastructure requirements. A motion was made by Treasurer Miller to move \$50,000 from the Operating Expenses

Account to the Reserves Account. The motion was seconded by Secretary Nichols and was approved unanimously, 7-0.

- Reported the sewer project is on pace to be done this summer.
- Reported the BOD has received and is reviewing bids from "His Way Creations" and "Barar" for the repair of the seawall at the Bay Terrace lift station.
- Reported that after meeting with our accountant and auditors, the BOD has decided that all clubs in LRV must either keep all club funds in their Social Club Account or keep all club funds in a separate account not under the auspices of LRV. (Either be "all in" or "all out".) If a club decides to be "all out", the club will be responsible for all reporting and taxes without any assistance from LRV. This decision must be made, and notification given to the BOD, by April 1, 2019. The treasurer will be in the office every Monday if any club would like to ask any questions regarding this matter.
- Director Sponcil
 - Reported repairs of the storm drains on Peacock Trail are completed. Also, the contractor will be conducting visual inspections of our entire storm drain system to determine if any further repair needs to be done.
 - Reported that the pool filters are getting clogged due to the abundance of sun tan lotion being used. He asked that everyone please wait at least 30 minutes after applying lotion before getting in the pool. Also, after waiting 30 minutes, please use the shower at the pool to remove any excess lotion before swimming.
- Director Rhodes
 - Reports there are 40 homes and 4 lots for sale and 14 pending sales.
 - Reported the open house last Sunday, 2/24/2019 was a success with three houses sold. She thanked all volunteers for helping with the event.
- Director Taylor
 - Discussed the addition of sprinklers in the islands.
 - Discussed the need to repair/install a fence behind the old "Repo-Depot".

- Resident comments

Jim Biddle, 144 Buckeye:

Stated he likes "His Way Creations" (one company bidding on the seawall). Said that he and the Emergency Preparedness Committee is willing to help with any questions regarding emergency needs. Suggested building a temporary fence until a permanent one can be completed. Discussed trash collection.

Patsy Zumwalt, 186 Keystone Terr:

Reported the New Projects Committee is working on getting the sprinkler system in the recreation area connected to the canal. Until that is done, the water used will come from the well. Questioned the timing of the sewer project. Discussed rumors she's heard in the park.

George Harcek, 609 Peacock Trl

Discussed trash collection.

Tony Macaluso, 307 Wolverine:

Discussed trash collection. Discussed rumors in the park.

Sunny Cave, 404 Sunflower:

Asked about trash collection and recycling. Asked about lightning protection at the clubhouse.

Ken Billings, 21 Bluegrass:

Discussed safety at the front gate by lowering speed on Hwy 27.

Cris Nichols, 318 Beaver:

Asked about final approval of the roof repair on the clubhouse.

Discussed traffic safety at the entrance to Hwy 27. Would like the sound system improved in the clubhouse.

Kath Bergeron, 422 Anchor:

Discussed trash collection. Asked if the sale of tickets to events could be considered as a donation as it relates to taxes. (Answer- not if there is a set price for the ticket.)

Phil Randall, 484 Sycamore:

Complained the BOD would not approve the sale of his share for less than the value of the share.

George Worden, 228 Bay Terr:

Expressed confidence in the current LRV BOD regarding club finances, but is uncertain of future BOD.

Richard Morrisey, 405 Sunflower;

Discussed new home construction on Hwy 27 and it's impact on traffic.

Jan Peskie, 308 Wolverine;

Thinks the BOD is very responsive. Asked for info about starting a new club. (referred to Bob Fore, the President of the Social Club.)

Marlin Rowe, 432 Aloha

Asked about trash/recycling costs.

Bill Taylor, 64 Empire

Discussed club finances and resulting taxes.

Al Granato, 215 Bay Terr

Discussed Club finances

- Meeting Adjourned