

## LAKES AT BOCA RIO BOARD OF DIRECTORS MEETING

DATE: July 29,2021

### ATTENDEES:

Laura Lawrence, President  
Cher Bamberger, Vice President  
Loretta Cohen, Secretary  
Mandy Wynick, Treasurer  
Mike Cercel, Director  
Lee Willocks, AJ (PM)

Meeting called to order by the President of the HOA at 6:00 pm

Motion to approve minutes from last meeting by Loretta, seconded Mandy. Vote unanimous!  
Treasurer report attached.

### OLD BUSINESS

Our Icee Truck event for the children was a little disappointing as turnout was a little over 50. However, the amount paid was drastically reduced. Our next event will be a combination of Halloween & Holiday. Maybe our resident Alex will happily DJ the event.

Website Contest Raffle will be a monthly contest with a prize of \$50 Gift Certificate to Amazon, Publix or Walmart to the winner.

Storm drain cleaning has been completed.

Water fountain covers have been installed

Roofing Project meeting was very informative with our consultant and 3 companies were invited to bid the project, Hi-Tech Roofing, Infinity Roofing and Advanced Roofing. There are only 4 quads to be re-roofed and the rest to be restored. Our insurance company, Plastridge, cannot give us a quote for our upcoming year at this time, BOD is not sure if the money for the project will come from Reserves, a Loan or financing, or a special assessment. Depending on price, money may come from all three options.

### NEW BUSINESS

Allstate Resource Management will repair the broken Weir (Valve that connects pipe from the canal to the lake) at a cost under \$3K. Waiting for revised figures from Allstate. Motion made by Cher to accept cost no more than \$3k, motion seconded by Mandy. Vote unanimous

Basketball Court proposals will be tabled at this time until we have the figures for the roof project cost.

Tree trimming estimate for the western part of the community should be in shortly from John at Premium Tree Service.

Finance & Banking – Motion made by Mandy to close TIAA Money Market account ending in 7252 and deposit money into the Chase Operating Account. Money Market is producing next to nothing in interest and there is no need to have so many accounts.

The money paid for the moisture surveys on the roofs was paid from the Chase Operating account, depleting Operating funds. Motion made by Mandy to transfer \$34,250.00 from the Chase Reserve Account to replenish the funds in the Chase Operating Acct that paid for the moisture surveys since the roof project money would normally be paid from the Reserve Accounts. Motion seconded by Mike. Vote unanimous.

Fence painting for approximately 23 units will move forward painting partial or all, what is deemed necessary by management ultimately trying to keep costs down but community still looking good. Motion made by Cher, seconded by Mike. Vote 4 aye, 1 nay.

Violations not corrected: Unit 8425 Motion by Mandy to recommend Fine to committee, seconded by Loretta. Unit 8447 motion by Cher to recommend Fine to committee, seconded by Mandy. Unit 8485 motion made by Mandy to recommend Fine to committee, seconded by Mike. All Motions voted unanimous in favor of fines.

MEETING ADJOURNED AT 7:01 PM