

**LAKES AT BOCA RIO HOA
BOARD OF DIRECTORS MEETING**

DATE: November 18, 2021

ATTENDEES

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

Meeting called to order by the President of the HOA at 6:02 pm
Motion to approve minutes from last meeting by Cher, seconded by Loretta. Vote unanimous.
Treasury report attached.

OLD BUSINESS

Roofing project still be reviewed by attorney
Tires for UTV have been purchased and installed at a cost of \$180 for 2. Total 8 purchased
Violations have been sent to 6 residents with 3 failed with no response.
Front entrance lights have been repaired – all ready for Christmas decorations

NEW BUSINESS

Budget meeting workshop scheduled for Wednesday, December 1st at 6:00 pm
Special Assessment Meeting and Budget Meeting is scheduled for Wednesday, December 29th at 6:00 pm
Management has received a quote from Valley National Bank regarding loan being obtained for roof project. Loan would be for \$1,750,000.00 with a fixed rate of 4.15% over 10 years with the first 12 months being interest only. Payment after first 12 months would be \$17,892.00 per month for the association which would be a special assessment for each unit of approximately \$80 monthly. There are several more bank quotes to follow from Bank United and CIT Bank.
Security concerns have been a constant problem here at the Lakes. Our President has contacted Sheriff Frank Whiting to oversee this problem. Motorized gate arms or cameras are being considered for both entrances. Will keep you enlightened.
Holiday lighting for entrances are to be colored lights to be picked up by Mandy.
Out best Decorated House Contest will start Thanksgiving weekend and will be judged by the Board of Directors. The winners will be announced at the December 29th Budget Meeting. A Visa gift card will be awarded to the 1st and 2nd place winners in the amounts of \$200 and \$100, respectively. Good Luck!
January Pet Photograph Contest, “Paws on the Path” will be discussed at the next meeting.

MEETING ADJOURNED 7:06 PM