

Lakewood Ridge Townhomes Association Inc.

BUSINESS BOARD MEETINGSATURDAY, JUNE 8, 2024, 10:30AM AT THE POOL

CALL TO ORDER: 10:36AM by James, 2nd by Erika

PRESENT AT MEETING: All Board Members (John, James, Dena, Erika), Ronny
Dunner from Ameri-Tech

QOUROM: Met

NEW BUSINESS:

Motion to Approve: Rental and Sales Application Approvals. Motion by James, 2nd by Erika. All members Yes to Motion.

Motion to send a Welcome Letter to Homeowners. Motion by Dena, 2nd by Erika. All members Yes to Motion.

Motion for Ameri-Tech to send Homeowners letter to provide Renter's information on pool, parking, gate passes, parking rules and website:

<https://lakewoodridgetownhomes.org/> via Ameri-Tech. Motions by James, 2nd Dena. All members Yes to Motion.

Replacement of bench in dog park: All parties agreed to replace with same Materials.

Confirmed New Parking posts installed on Deer Tree

Broken Sprinklers: Motion to have Homeowners repair broken sprinkler they break as well as allow them time to repair. If not, they must pay for handyman to repair. Holding Homeowners accountable for having to repair sprinklers they break. Motions by John, 2nd James. All members Yes to Motion.

Motion to have all Homeowners if Leasing or Selling to provide Lease Agreement and for Background checks of Lease and/or Purchasers to Ameri-Tech. Motions by John, 2nd Erika. All members Yes to Motion.

Motion for Signature section on Board Rules and Regulations Approval. Motions by John, 2nd James. All members Yes to Motion.

Motherboard repaired for back gate 6/7/24, Invoice for \$541.97. Gate now working.

Pool will ready in a couple of Days.

NEXT MEETING DATE/TIME: Saturday, July 13, 2024

ADOURNMENT: 11:39am

Towing: Clyde from Rocky's Auto Sales came by to Introduce himself. 45 years of Experience. No grey areas, Go by code enforcement. Hillsborough County.