

Lakewood Ridge Townhomes Association
ANNUAL AND BUDGET MEETING NOTICE AND ELECTION OF
DIRECTORS

November 9, 2024, at 10:30 A.M.

Limona Village Chapel United Methodist Church
408 Limona Road Brandon, FL, 33510

Annual Meeting Minutes

Call to Order: Meeting was called to order by Erika Torres, Secretary at 10:35 A.M.

Attendees:

John Gunther, President

James Landgren, Vice President

Erika Torres, Secretary

Dena Nakhai, Treasure

Proof of Notice of Meeting:

Timely notice of meeting Verified:

Notices were sent out by Ameri-Tech on October 25, 2024. Notification sign was posted in the community mailbox October 15, 2024. Rosina counted the Proxies.

Certify Quorum of Board and Membership:

Quorum Established

Read or Waive Minutes of the Last Member's Meeting and Motion to Approve:

Motion to Approve: John Gunther, President, 2nd James Landgren, Vice President

Motion to Waive: Erika Torre, Secretary, 2nd James Landgren

Election of New Directors:

Erika Torres, Secretary, provided information to the floor on the Transparency Act, 4 Hour Certification Requirement and Continued Education, No Pay All Voluntary.

Open Floor Nomination at 10:37 A. M.: 0

Nomination Closed.

Chairperson of the Meeting Appointed: Rosina

Notices were sent out by Ameri-Tech on October 25, 2024. Notification sign was posted in the community mailbox October 15, 2024. Rosina counted the Proxies. 21 proxies, 15 Homeowner Present, Including Board Members.

Motion to Roll Over the Board: Erika Torres, Secretary, James Landgren, All in Favor

New Business:

Open Forum:

HO: David Hovey 1416 BM, Complaint on his Vehicle being towed by Rocky's Auto Sale Towing Service.

HO: Daniel Garza 1406 BM, Complaint Men, Boy, Males jumping the concrete fence through the Daycare in the cul-de-sac area.

HO: Nancy Bojarano 1412 BM, Complaint on Fertilization/Weed & Pest Control

HO: Ed Nicolassy 512 GT Asked on when the Fence will be repaired from the damages of Hurricane Milton

HO: Leslie Camacho 1406 BM, ask on the Pitbull that was loose no leash in the community.

HO: Francisco Almerna, 1549 DT Lane, mentioned the police placing a notice on the front door of the home on corner of DT and GT

HO: Jessica Guevara, 504 Golden Tree, questioned why Amer-Tech the Property Management Company wasn't not Present at the meeting.

Adjourned:

Motion Erika Torres, Secretary, 11:21 A.M. 2nd John Gunther, President, All in Favor

Next Meeting: Not Scheduled. Tentative Date: January 2025

Minutes Prepared By: Erika Torres, Board Secretary