

LAKWOOD RIDGE TOWNHOMES ASSOCIATION INC.

HOA HOMEOWNERS MEETING

Saturday, March 8, 2025

at

Limona Village Chapel United Methodist Church

408 Limona Road, Brandon, FL 33510

Meeting Minutes

Call to Order: 10: 42 a.m., Motion by Erika Torres, 2ND by James Landgren

Board Members Present:

John Gunther (President) / Not Present due to Illness

James Landgren (Vice President)

Dena Nakhai (Treasurer)

Erika Torres (Secretary)

Validation of Quorum: **Met**, 3 Board Members, 5 Homeowners in total

Approval of Minutes: Motion to waive minutes from January 2025 by James Landgren, Vice President, 2nd by Dena Nakhai, Treasurer. All Board Approved.

Reports:

Management report: Read by Ronny Dunner of Ameri-Tech. Update on Issued Violations, Updated Sales & Lease Applications, Update on Collections Delinquent accounts, Towing

President's Report: Read by James Landgren, Vice President. Welcomed Ronny Dunner of Ameri-Tech back as Property Manager. Discussed the option of locking the dumpsters every day at 10 p.m. and unlocking at 7 a.m. Waste Management coming 4x a week. Increase in pick up and getting extra charges for overflow. Discussed on start towing again once Towing Policy approval.

Treasurer's Report: Read by Dena Nakhai, Treasurer. Delinquencies \$33416.19. Motion to move forward with Attorney on court proceeding and foreclosures. Request to access Sync and have Dena as Treasurer to handle approvals. Motion to Approve by Erika Torres and 2nd by James, All in Favor.

Unfinished Business: Fence is completed on Deer Tree Lane and Blue Magnolia is in the works, Possible completion date in a week. Request from Ronny the Roof Application & Fee for 1521 Deer Tree Lane and Blue Magnolia, Violation letter to 1513 Deer Tree Lane for car on blocks and mechanical work being done, 1537 lease and parking violation and threatening a board member.

New Business: The possibility of better cameras for dumpsters as well as front and back gates to catch license plates. Possibility of investing in 1 of the dumpsters being converted into a compactor. Cameras for front and back gates. Once tow policy approved sending notices to all HO. Also attaching notice door to door.

Homeowner Comments: Homeowners discussed on Solar Panel on roof if it's approved or something they can do. Paving of Roads. Satellites being attached to homes, Water bill adjustments when Think Utilities system not registering correctly. Adjustment due to numerous times of pipe breaking on Golden Tree, Sidewalks lifting, hazard of tripping. HO has electric car and submits request to approve a 1-inch cover over charging cable of electric car. Pool esthetic being updated i.e.: chairs, tables. Black vehicle in

Adjournment: 11:51 a.m., Motion by Erika Torres, 2nd James Landgren, All in Favor

Minutes prepared by: Erika Torres, Board Secretary.