

MINUTES

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE
LAKEMONT COMMUNITY ASSOCIATION HELD ON AUGUST 26, 2024 AT
5:30 P.M. at The Lakemont CA Lakehouse**

BOARD DIRECTORS PRESENT

Priscilla Gomez
Julia Mercer
Sheria Bolders

DIRECTORS ABSENT

IN ATTENDANCE

Anthony Gaines and Janice Johnson from Graham Management were in attendance. Several residents were in attendance, and Guest Representatives were in attendance.

EXECUTIVE SESSION

Anthony Gaines discussed general information and reports with the Board of Directors.

CALL TO ORDER

The meeting was called to order at 5:36 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

No actions were taken outside of this meeting.

APPROVAL OF MINUTES

Priscilla Gomez made a motion to approve the meeting minutes from July 26th, 2024. Julia Mercer seconded the motion. Motion passed unanimously.

FINANCIAL REPORT

The end of the month financial report was reviewed and accepted by the Board of Directors. Priscilla Gomez made a motion to approve, Sheria Borders seconded the motion. Motion passed.

LEGAL

The Board reviewed and discussed the legal report summary. Anthony Gaines announced has a total of 35 accounts currently with the attorney. There were 29 accounts with 45 Day Demand Notices waiting to expire with board decision.

MANAGEMENT REPORT

At the meeting, the Board reviewed the action item report, inspection report, landscape report,

and lake management update. An announcement was also made providing more clarity on Deed Restrictions, and Governing Document changes. Graham Management provided homeowner packets and information has been updated on the portal.

DEED RESTRICTIONS/ ACC APPEALS

After reviewing the deed restriction report and ARC report supplied by Graham Management, no further board action required.

OLD BUSINESS

9.1 Phase 2 Enhancements | Anthony Gaines advised the community on the updates and current standing of the enhancements.

9.2 Hurricane Beryl Updates - Community advised on the current standing of the association following the most recent Hurricane. Homeowners were advised on the Debris Pickup and Homeowner Requests. Tree's are also still being manicured.

9.3 Tree Maintenance - Anthony Gaines advised that we were waiting on the attorney to send over documentation. Update will come at the following meeting.

9.4 Wildlife Control Update- Anthony Gaines advised on the optics of the situation, as it pertained to prior years. Homeowners were advised that we will move forward with finding options to assist with the ducks.

NEW BUSINESS

10.1 Landscaping Bids - Homeowners were notified that the Board is out to bid for Landscaping.

10.2 Pool Contract Bids - Homeowners were notified that the board is out to bid for Pool Contract.

10.3 Community Events - Homeowners were advised on National Night Out and Fall Event. The board reviewed the bids given and discussed. Priscilla made a motion to approve the bids given. Julia Mercer seconded the motion.

HOMEOWNER FORUM

Homeowners present spoke regarding Trees, Communication, Duck Removal, Fine Policy, and Financials.

NEXT MEETING DATE

The next regular meeting will be held October 28th, 2024 at the community Lakehouse.

The homeowners will be notified.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at 6:24 P.M.

DATE

APPROVED