

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE  
LAKEMONT COMMUNITY ASSOCIATION HELD ON JULY 22, 2024 AT 5:30  
P.M. VIA ZOOM.**

**BOARD DIRECTORS PRESENT**

Angela Coy  
Priscilla Gomez  
Julia Mercer  
Sheria Boaders

**DIRECTORS ABSENT**

**IN ATTENDANCE**

Anthony Gaines 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 5:33 p.m.

**ACTION TAKEN OUTSIDE OF A MEETING**

No actions were taken outside of this meeting.

**APPROVAL OF MINUTES**

Angela Coy made a motion to approve the meeting minutes from May 20, 2024. Priscilla Gomez 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 Boaders 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 2024 Pool Updates | Anthony Gaines advised the community on the updates and current standing of Pool 1 and Pool 2.

9.2/9.3 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.

9.4 Access Control/Telecommunication Update - Graham Management provided updates on the new Access Control System. Angela Coy made a motion to approve. Julia Mercer seconded the motion.

9.5 Phase 2 Enhancement | Update- Graham Management advised that Phase 2 Enhancement being underway. Scheduled to be finished in August.

9.7 Annual Meeting Follow Up - Anthony followed up with homeowners whom had questions regarding trees and community communication efforts.

### **NEW BUSINESS**

10.1 There was no New Business to bring before the board.

### **HOMEOWNER FORUM**

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

**NEXT MEETING DATE**

The next regular meeting will be held August 26th, 2024 at the community Lakehouse.

The homeowners will be notified.

**ADJOURNMENT**

There being no further business to discuss, the Board meeting was adjourned at 6:09 P.M.

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**DATE**

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**APPROVED**