

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT T
COMMUNITY ASSOCIATION HELD ON FEBRUARY 24, 2025, AT 5:30 P.M. AT THE
LAKEHOUSE**

BOARD DIRECTORS PRESENT

Priscilla Gomez
Julia Mercer
Sheria Boaders
Angela Coy

DIRECTORS ABSENT

CALL TO ORDER

The meeting was duly called to order at 4:00 p.m. with quorum of the board being met.

IN ATTENDANCE

Anthony Gaines and Ever Gutierrez from Graham Management were in attendance. Several residents were in attendance.

EXECUTIVE SESSION

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

- 1.1 **Homeowner Waiver Request** – Anthony Gaines presented waiver requests to the board for approval. The following requests were not approved, as the respected fees are valid for each homeowner.
- 1.2 **Legal and Management** – Anthony Gaines presented the legal and management report, with no action needed at this time.
- 1.3 **Action Items** – The board along with Graham Management reviewed the current Action Items list.

OPEN SESSION

Executive session adjourned at 5:30 PM. Open session duly called to order at 5:36 p.m.

ACTION TAKEN OUTSIDE OF A MEETING

HVAC Security Update- Pool 2, CD Rates, Irrigation Improvements

APPROVAL OF MINUTES

Angela Coy made a motion to approve the meeting minutes from January 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, Julia Mercer seconded the motion. Motion carried.

LEGAL

The Board reviewed and discussed the legal report summary. Anthony Gaines announced that there are a total of 35 accounts currently with the attorney.

MANAGEMENT REPORT

At the meeting, Ever Gutierrez 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 is required.

OLD BUSINESS

9.1 Tree Amendment – The board reviewed the status of the Tree Amendment request. It was advised that there is additional time needed to complete this request with there being multiple Governing Documents. The board requested that pictures be provided for each section to ensure the necessary changes are consistent and aligned across the community.

9.2 Communication Update – Anthony Gaines, Community Manager, advised the board on discussions made with the liaison regarding Communication. The board discussed and advised to move forward with provisions given to ensure accuracy in the system.

NEW BUSINESS

10.1 Volunteer - Events, Event Volunteer (3.13) - Dates were provided to homeowners.

10.2 HOA Workshop/Meet the Vendors - Date Provided to Homeowners

10.3 Pool Season - Lighting, Contracts, Pool Cards - Board discussed updates with homeowners.

10.4 Insurance - Fencing from Beryl (Dog Park/Perimeter) - Anthony advised on the current status of the insurance claim.

HOMEOWNER FORUM

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

NEXT MEETING DATE

The next regular meeting will be held March 24th, 2025, at the community
via Zoom.

ADJOURNMENT

There being no further business to discuss, the Board meeting was adjourned at
6:20 P.M.

DATE

APPROVED