

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE LAKEMONT T COMMUNITY ASSOCIATION HELD ON MAY 19, 2025, AT 5:30 P.M. AT THE LAKEHOUSE.

BOARD DIRECTORS PRESENT

Priscilla Gomez
Julia Mercer
Angela Coy
Sheria Boaders

DIRECTORS ABSENT

CALL TO ORDER

The meeting was duly called to order at 4:30 p.m. with quorum of the board being met.

IN ATTENDANCE

Anthony Gaines and Brooke Broussard 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.

Priscilla Gomez, Sheria Borders, Julia Mercer, Tamara Wilson, Brooke Broussard, and Anthony Gaines advised that they do not consent to being recorded in any unofficial context. This includes Action Item Meetings, Board Workshops, Impromptu meetings of the board members, and Executive Session.

Anthony Gaines advised that Executive Sessions cannot be recorded, per the Board Code of Conduct as it deals with confidential information. Reminded the board of their fiduciary duty to the community.

1.1 Homeowner/Association Requests

The Board reviewed multiple homeowner-submitted requests, including ARC applications, landscaping concerns, and maintenance issues. Each request was discussed individually, with guidance provided by management regarding feasibility, policy alignment, and next steps. Final determinations were documented and will be communicated to the requested homeowners.

1.2 Legal & Management Reports

Community Manager provided updates on current litigation matters, homeowner disputes, and general compliance issues. The Board also reviewed correspondence and guidance from legal representation regarding enforcement procedures and risk management. The

management team presented updates related to vendor performance, policy enforcement challenges, and project timelines.

1.3 Action Item Report

The Board and management reviewed the ongoing action items from prior meetings. Progress was noted on several maintenance and infrastructure tasks. Remaining items were reassigned deadlines and responsibility to ensure continued progress. The board met on July 11th to discuss Action Items. Priscilla Gomez and Tamara Wilson were not present.

1.4 Board Positions

Anthony Gaines advised that as there is a new board, positions will need to be nominated and voted on. Nominations and votes went as follows:

President – Sheria nominated Priscilla Gomez for the president. Julia seconded this. Stephan Maitran objected.

Vice President – Priscilla Gomez made a motion to nominate Sheria Borders as Vice President. After discussion, Julia seconded the motion. Stephan Maitran objected.

Secretary – Sheria Borders made a motion to nominate Julia Mercer as the Secretary. Priscilla Gomez seconded the motion. Motion carried with no objections.

Treasurer – Julia Mercer made a motion to nominate Tamara Wilson as the secretary. Sheria Border seconded the motion. Motion carried with no objections.

Director at Large – Julia Mercer made a motion to nominate Stephan Maitran as the Director at Large. Priscilla Gomez seconded the motion. Motion carried with no objections.

Anthony Gaines advised that there needed to be liasons for Pool and Landscaping Committee's. Julia stepped forward as Pool Chair, while Tamara Wilson stepped forward as Landscaping Chair.

1.5 MUD Representatives

MUD representatives spoke with the board regarding updates to the Security Contracts with additional conversation regarding displeasure from the community with current services.

CALL TO ORDER

The general session was officially called to order at 5:39 PM by Priscilla Gomez with the announcement of the board along with positions, management, and onsite management.

2.1 Meeting Code of Conduct

The Code of Conduct was reiterated and strictly emphasized. All attendees were reminded to maintain professionalism, refrain from disruptions, and direct questions appropriately during Open Forum.

ACTION TAKEN OUTSIDE OF A MEETING

3.1 Board Meeting Format

The Board advised that starting in October the In-Person meeting will be held starting at 6:00PM. The board will also lead the meeting at the homeowner's request.

3.2 Security Hours

The board advised homeowners of the updates regarding hours and security.

3.3 Pool Season Extension

The board updated the community on the possible extension of Pool 2, as it is swim at your own risk. Advised that there will be a waiver that homeowners will need to sign.

3.4 Irrigation System Repairs

The board voted and approved the irrigation work needed.

APPROVAL OF MINUTES

4.1 Meeting Minutes from April 2025

Julia made a motion to approve the meeting minutes from May 2025. Priscilla Gomez seconded the motion. The motion was carried unanimously.

The approved minutes will be posted to the community portal for homeowner access.

FINANCIAL REPORT

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

LEGAL

6.1 Summary of Executive Session

Management provided a high-level summary of legal items discussed during Executive Session. The Board agreed to proceed with one legal action related to ongoing violations and unpaid assessments.

1 recommendation to foreclosure on homeowner account ending in

6.2 New Lawsuits

One new legal matter was introduced and reviewed. The Board is taking appropriate steps in coordination with legal counsel.

MANAGEMENT REPORT

At the meeting, Anthony Gaines 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

7.1 New Violations Report

The management team presented an updated violations report covering property standards, maintenance issues, and unauthorized modifications. Homeowners were reminded that deed restrictions are in full effect and that repeated or unaddressed violations may result in formal enforcement, including fines and legal action. Compliance inspections will continue a scheduled basis.

OLD BUSINESS

9.1 Volunteer – ARC Committee & Events

A call was made for volunteers to join the Architectural Review Committee and Events Committee. The Board stressed the importance of community engagement, and the role volunteers play in supporting events and architectural reviews.

9.3 Pool Season – Lighting, Contracts, and Pool Cards

Management updated the community on the status of pool operations. Brivo digital passes distribution. Lighting and contract services have been arranged in preparation for the season opening.

9.4 Annual Meeting – June 23, 2025

The Annual Meeting is scheduled for June 23, 2025. Homeowners were reminded to submit their Willingness to Serve forms if they are interested in running for the board. Meeting notices and ballots will be distributed in accordance with governing documents.

9.5 Bidding - Lakehouse, Pool 1&2, Kiddie Cushion

The board advised on all updates regarding the Lakehouse, Pool 1&2, and Kiddie Cushion.

9.7 Perimeter Fencing - Solicitation of Bids

The Board informed homeowners on the solicitation of bids for Perimeter Fencing.

9.8 Landscaping Update

The board updated the community on the status of Landscaping. The new contract with Sungrow was signed.

NEW BUSINESS

10.1 Community Renovations

The board advised the community of the upcoming renovations to different parts of the community.

HOMEOWNER FORUM

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

NEXT MEETING DATE

The next regular meeting will be held July 28th, 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