

**Minutes of the Meeting of the Board of Directors**  
**Lakemont Community Association**  
**Held September 22, 2025, at 5:30 P.M. at The Lakehouse**

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**Director's Present**

- Priscilla Gomez
- Julia Mercer
- Tamara Wilson
- Sheria Borders

**Directors Absent:**

- Stephan Maitran

**Also in Attendance:**

- Anthony Gaines, Graham Management
  - Brooke Broussard, Graham Management
  - Several homeowners
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**1. Call to Order**

The meeting was duly called to order at **4:27 P.M.** by Priscilla Gomez, President, with a quorum established.

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**2. Executive Session**

**2.1 Homeowner/Association Requests**

The Board reviewed ARC applications, landscaping concerns, and maintenance issues. Management provided guidance, and determinations were documented for communication to homeowners.

**2.2 Legal & Management Reports**

Holt & Tollett did not provide an updated Status Report for this meeting.

### 2.3 Action Item Report

The Board reviewed outstanding action items. Progress was noted, and new deadlines were assigned.

### 2.4 Board Officer Elections (Committee Update)

Nominations and elections were held for officer positions:

- **President** – Nomination: Priscilla Gomez (nominated by Sheria Borders, seconded by Julia Mercer). Objection: Stephan Maitran. Motion carried.
- **Vice President** – Nomination: Sheria Borders (nominated by Priscilla Gomez, seconded by Julia Mercer). Objection: Stephan Maitran. Motion carried.
- **Secretary** – Nomination: Julia Mercer (nominated by Sheria Borders, seconded by Priscilla Gomez). Motion carried unanimously.
- **Treasurer** – Nomination: Tamara Wilson (nominated by Julia Mercer, seconded by Sheria Borders). Motion carried unanimously.
- **Director at Large** – Nomination: Stephan Maitran (nominated by Julia Mercer, seconded by Priscilla Gomez). Motion carried unanimously.

Committee liaisons were established:

- Pool Committee – Julia Mercer asked that Stephan Maitran take over as pool liaison. Stephan agreed and advised Julia to send over all documentation.
- Landscaping Committee – Tamara Wilson
- Social Liaison – Sheria made a motion for Priscilla to be the social media/Social Liaison for the board. Julia seconded the motion. 4-1-0

### 2.5 Breach of Confidentiality.

- The board spoke regarding the recent breach of confidentiality posed by a board member in relations to information given to a homeowner then posted on Facebook. The board questioned to intentions of said member. This will be an ongoing conversation as there was a Code of Conduct signed for each board member.
- Community Manager advised that transparency with the homeowners is key in this situation, as they should be aware of the actions by all board members.

### 2.6 Voting – Prior Elections

- The board advised Community Manager to reach out to attorney to review all relative information to prior election.

- Community Manager advised Property Code 209 in relation to voting. Any candidate has 30 days to request a recount should they have any suspensions.

## 2.7 Graham Contract/ New Management

- The board discussed interests in new management. Issues were discussed regarding current management. Discussion is ongoing.

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## 3. General Session

The General Session was called to order at **5:35 P.M.** by President Priscilla Gomez.

### 3.1 Meeting Code of Conduct

The Code of Conduct was reiterated and emphasized.

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## 4. Actions Taken Outside a Meeting

**4.1 Landscaping Entrance Enhancement** – The board advised that this has been completed.

**4.2 Association Attorney** – Priscilla Gomez made a motion to move accounts to the Porter Law Firm. Julia Mercer seconded the motion.

**4.3 Duck Removal**– The board reviewed the removal. There were 93 ducks removed.

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## 5. Approval of Minutes

5.1 Motion to approve the August 2025 meeting minutes.

- Motion by Julia Mercer
- Second by Priscilla Gomez
- Motion carried unanimously

Approved minutes will be posted to the community portal.

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## 6. Financial Report

The financial report for the prior month was reviewed.

- Motion to approve by Tamara Wilson
  - Seconded by Julia Mercer
  - Motion carried
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## **7. Legal**

**7.1 Executive Session Summary** – The Board authorized one legal action for violations and unpaid assessments, including recommendation to foreclose on a delinquent account.

**7.2 New Lawsuits** – No Lawsuit to discuss.

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## **8. Management Report**

Anthony Gaines and Brooke Broussard reviewed the action item report, inspection report, landscape updates, and lake management. Deed restriction enforcement and governing document changes were clarified. Homeowner packets were distributed, and portal updates completed.

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## **9. Deed Restrictions / ACC Appeals**

**9.1 Violation Process** – The board updated the community on the violation process.

**9.2 Deed Restriction Enforcement**- The updated violations report was presented. Homeowners were reminded of compliance requirements, and enforcement actions were outlined.

**9.3 Tree Trimming** – Homeowners were advised that the notices for tree trimming went out on May 14<sup>th</sup> and July 16<sup>th</sup>. The board approved in Executive Session to remove Certified Notice charges from homeowners who have complied.

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## **10. Old Business**

**10.1 Budget 2026** – The 2026 Budget was discussed by all board members. Along with a budget meeting including all board members, there were no further questions. Priscilla Gomez made a motion to approve the 2026 budget. Sheria Borders seconded the motion. Motion passed.

**10.2 Assessment Rate-** The board discussed the 8% Increase. With no further questions Priscilla Gomez made a motion to approve the assessment rate. Julia Mercer seconded the motion. Motion passed.

**10.3 Lakehouse Rental Updates** – Vendor selection for upcoming renovations is in progress. The board has asked Graham Management to find additional vendors to bid, while also getting updates requested to the current vendors.

**10.4 Security Roles** – Board advised that they were out for bid for Security companies due to the overwhelming response from the community. More updates to come.

**10.4 Bidding Updates** – Bids solicited for Lakehouse, Pool 1 & 2, and community parks. Board reviewing bids and will update the community once there is a decision made.

**10.5 Perimeter Fencing** – Bidding for perimeter fencing underway.

**10.6 Graham Contract-** The board discussed the current state of the contract and possibilities of new management companies. Graham Management was asked to leave the room during this discussion. There was also a discussion of an increase to the current management fee.

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## **11. New Business**

No new business.

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## **12. Homeowner Forum**

Homeowners addressed issues related to trees, communication, duck removal, fine policy, landscaping, alligators, tree trimming, and financials.

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## **13. Next Meeting Date**

The next regular meeting is scheduled for **October 27, 2025**, in person.

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## **14. Adjournment**

There being no further business, the meeting adjourned at **6:13 P.M.**

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**Approved by the Board of Directors on:** \_\_\_\_\_

**Secretary:** \_\_\_\_\_