

HOA of Lynn Lake Meeting Minutes

Date: Thursday October 19, 2017 7:02pm-8:15pm

Location: Hillsborough County Sheriff's Office District III

7202 Gunn Hwy Tampa FL 33625

Meeting was advertised and posted at Lynn Road entrance billboard sign.

Board members: Kathi Saputo- Board President, Irene Perez-Vice president,
Nhan Nguyen- Treasurer present

Murray McGilveary- ENSUVI Property Management Inc.

Community members present: The MacWilliams, The Rumores and Debra Westlake

I. Introductions

- A. Meeting minutes for Sept 21st²⁰¹⁷ were approved by the board members.

II. Property manager's report

- A. Reported to date, 21 email approvals from homeowners.
- B. Monthly violation inspections were reported. Murray noted 47 flagged areas and 38 out of 78 homes were for "dirty, unkempt, stained, grime" driveways and/or sidewalks. He also noted that the majority of the community street gutters are rusted and stained.
- C. All estoppel letters must be addressed to Ensuvi, as well as payments. A link will be provided on the community website. He pointed out that the Declaration says HOA payments must be paid monthly versus quarterly.

III. Treasurer's report

- A. All homeowners are paid up to date.
- B. Monthly bank account balances: Wall account has \$15,000 and regular account has \$24,432.08.

IV. Architectural Committee Report

- A. Homeowners 10932 in the process of city permits. Tentative project completion within 30 days approved by ARC.
- B. Homeowners 11015 approved new door color from the new Sherwin Williams color palette introduced at September's meeting.
- C. President motion to approve the new exterior color palette from Sherwin Williams. All 3 board directors approved. The selection includes 45 exterior body colors, 10 trim colors that may also be used for the garage door or main body and 14 front door

colors. Kathi will call the designer to produce 3 sample books to have it on hand when homeowners request samples and new color palette will be uploaded to community website. The board voted and approved that present exterior home colors are grandfathered UNTIL home needs to be repainted again. Homeowner must submit main body, trim and door colors. President motion that roof gutters must be white and not painted. Board approved. The new architectural procedure for approved paint colors will be amended legally in the governing documents as well. **Effective October 20, 2017**

V. Old Business: Board of Directors report



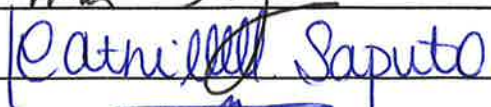
- A. Nhan reported that an Arlo security system (wireless) with 5 camera heads was purchased through Amazon to try out at the Anderson main entrance. The system router must be no more than 300 ft away. If the camera system goes well on trial, the Board will purchase more Arlo cameras for the Lynn Entrance and dock area. The board will report an update at the next meeting.
- B. President motion to repair the dock area. Board approved. The board is presently looking into vendors quotes for a floating dock instead of a stationary dock. They are also obtaining quotes for the dock "under water" removal.
- C. Board approved on additional reserve accounts for insurance deductible, dock maintenance and irrigation system. Update on estimated reserves for each account will be announced at the Budget meeting to take place before the end of this year.
- D. New mailing address for the HOA of Lynn Lake is: 7028 W. Waters Avenue #346 Tampa, FL 33634

VI. New Business: "Governing Documents Committee"

- A. President introduced that Sandra MacWilliams and Tina Rumore will be the new volunteers for the "Governing Documents Committee."
- B. Sandra MacWilliams presented a 2 page report of "suggested changes" to the Bylaws and CCR'S. The suggested report is on file with HOA secretary. (7 suggested changes to Bylaws and 21 suggested changes to CCR's)
- C. Tina Rumore and Sandra MacWilliams (along with spouses) will be walking door to door with a "community questionnaire" next weekend to get homeowners feedback. The results will be reported at next HOA meeting.

Meeting adjourned at 8:15 p.m.

Next meeting: Thursday November 16th at 7:00pm.

Signed:  _____
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