

HOA of Lynn Lake Annual Meeting Minutes

Date: Wednesday June 12, 2019 6:00pm – 6:16pm

Location: Publix-Shoppes of Citrus Park

7835 Gunn Hwy

Tampa, FL 33626-1611

Notice of meeting posted at both entrances and community website.

Board Members Present: Kathi Saputo – Board President, Nhan Nguyen – Treasurer, Tina Sage – Secretary

Murray McGilveary – ENSUVI Property Management Inc.

- I. Board members reviewed and approved March meeting minutes
- II. **Property Manager's Report**
 - a. The Property Manager announced the previous four board members (Kathi Saputo, Irene Perez, Tina Sage and Nhan Nguyen) volunteered to run for the 2019-2020 board with one vacancy open. He received one candidate form prior to the deadline date and it was from homeowner, Glenda Dodson. He confirmed that the current board members would maintain their current positions with the exception of Tina Sage who will hold the fifth board position and Glenda Dodson will take on the Secretary role.
 - b. Kathi Saputo motion for present board directors to vote on Glenda Dodson as Secretary and Tina Sage as fifth director. All board directors agreed and approved.
 - c. The property manager discussed updates on inspection reports. Homeowners are receiving letters too frequently, Kathi suggested making letters more conclusive on all issues.
 - d. There are issues with exterior house paint not matching mailbox paint. Mailboxes need repainting and many need the mailbox numbers repaired. Tim Reed volunteered to walk the community with Murray to help inspect.
 - e. Murray is to highlight on all correspondence to homeowner's to not contact Kathi regarding notices. Homeowner's should contact the property manager regarding all notices.
- III. **Treasurer's Report**
 - a. Treasurer noted that the operative account balance is \$13,383.65 and the reserve account is currently \$23,219.60
 - b. Treasurer noted that 11 Homeowner's are past due for a total of \$1,326.50.

IV. **Architectural Committee Report**


- a. Tim Reed of the ACC presented Landscape Requirements document. This document was given to Board members to be reviewed and discussed at next meeting.

V. **Old Business**

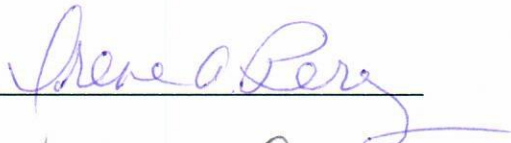
- a. Dock/Common Area Repair: The dock repair is currently in progress. Floaters will be added under the attached walkway so that the dock and walkway move fluent as one unit. There will be two aluminum poles with brackets to anchor the dock so that it only moves up and down with the water and not side to side. The fence is being relocated towards the sidewalk and hedges will be added to enclose the park area to deter outsiders from using the dock. There will be no trespassing and private property signs installed.

Next Meeting: TBD

Signed:



Blenda Dodson



Cathy Saputo
↑