

LAKE SHADOWS CIVIC LEAGUE
Monthly Meeting – August 12, 2024
Lake Shadows Park @6:30 PM

Attendees: Darla Lackey, Frank Brown, John Henshaw, Krissi Taylor, Greg Shelton, Drue Lackey, Shane Young, Kayla Lewis, Eddie Lentz

Absent: Brandy Stasney

Guests: LS Elected Board Members & Guest

Meeting called to order at 6:33 pm

July Meeting Minutes: Frank motioned to Approve –seconded the motion; All approved

Open Positions: Secretary – Eddie Lentz would like to fill this position. Kayla made motion to accept Eddie as secretary position, Frank seconded motion, all approved.

Amanda Morales – requested to be on ACC committee member. Greg will get with Amanda after meeting.

Connie Higgins asks to be on deed restrictions committee. Krissi will get with her after meeting.

Reports:

- Financial Report: Darla gave the Financial report –
 - o John motioned to approve, Frank seconded the motion; All approved
- ACC: - Had previously submitted applications, not the originals.
 - o Received 13 applications from previous ACC director, reviewing backlog , 5 approved.
 - o Motioned to approve, seconded the motion; all approved.
- Deed Restrictions: Post Hurricane Beryl, Greg suggest delay enforcing deed restrictions for 30 days,
 - o Motion to Extend another 30 days from storm damage.
 - o Greg Motioned to approve – John Seconded the motion; All approved
- Maintenance: - John gave report on maintenance
 - o checked out pier damage, possible from someone hitting it. Repaired board on pier.
- Social Committee: - Kayla gave update on Halloween , will pass out candy on 10/31 from 6-8 pm.
 - o Christmas Party (Tentatively) Dec. 15th, will give updated at a later time.
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- Old Business: - HOA Software: - Brandy created login's for everyone present. The board part is active.
 - o Note that Rick Vegas resigned as President June 28th. Greg Motion to approve – Frank seconded the motion
- Add Drue Lackey as President July 15th. – Brandy Motioned to approve – John Seconded the Motion; All Approved
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Old Business contd:

- Move Lenar Funding – Could be liquidated, but is dispensed the same per year
 - o Krissi Motioned to Approve – John Seconded the Motion; All Approved
- Boat Launch Stickers (Policy Recommendations) – No Vote /Postpone to August.
- Deed Restriction Fine Structure – Postpone to August Meeting
- Amenities Update – Pool Decking sub level is rotted out. Some lights on the pier are shorting out, so power was disconnected to the pier for the meantime. Need to evaluate
- Update on Increasing of Dues – Reach out to Multiple attorneys.
 - o Look at different avenues/options
 - o Hold an executive Meeting to discuss further: John Motioned to approve – Krissi Seconded the Motion; All Approved
- Amenities Sign – Power is going to the sign, but no lights. John will take a look – Follow up in August Meeting
- Consider changing the pool hours to have a break in between when the pool is less active.
 - o Greg Motioned to Approve, and Kayla seconded; All Approved
- Get a Quote from our Insurance company to see what the cost would be to add Wind & Hail to the policy
- Greg to move from Deed Restrictions to ACC – John Motioned to Approve – Brandy Seconded the Motion; All Approved
- Krissi to move from Secretary to Deed Restrictions – John Motioned to Approve – Kayla Seconded the Motion; All Approved
- Revision of ACC Applications for August Meeting

- New Business:
 - Gazebo – discussed possible ideals
 - Bulkhead discussions – quote received \$51k, waiting on others to call back.
 - Pool deck- discussed needs to be removed or replaced. This is the area not covered. Will get quotes on replacement and repairs or remove.
 - Changing CCRs on raising dues – discussed reasons of why dues need to be raised, windstorm insurance issues, will get roof quotes.
 - Survey regarding changing CCRs – would like to get feedback in changing dues, this has to be given to homeowners. Possible having block captains to inform homeowners on why it is need to increase the dues. Proposed an election to change CCRs, once estimate on all areas needing repairs.
 - ACC Applications – Greg would like to revamp ACC application to consolidate for board approval. Motion by Krissi to approve and 2nd by Eddie Lentz, all approved.
 - Eddie Lentz – spoke about letter to commissioner regarding Foley road expansion. Would like homeowner to send letter to commissioner to voice our concerns. Motion to review letter, second by Frank.

- Public Comments – Sarah address concern of someone using the park to do drugs, tried to break into pool house and was trying to damage her generator. Was approached by homeowners people stated they live in neighborhood.
- Meeting Adjourned @ 7:35pm – Greg Motioned to Adjourn – John seconded the Motion; All Approved.