

Van Lakes Homeowners Association

Annual Member's Meeting

May 7, 2023

Common Area at Flag Ct

1:00 PM

Agenda

I. Sign In (proxies also)

II. Call to Order

- Verify a quorum of the membership (require 24 total persons including proxies)
- Call to order

III. Secretary's Report

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IV. Treasurer's Report

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V. New Business

- Dues may need to be increased to pay for drainage infrastructure, new generator, reconstruction of pump house, new valve for water tank.
- Seeking bids for lawn service contract. Judy has sent to four contractors for bids. One returned.
- Our attorney is working on setting up mediation with owner with Lynn Sachs who owns 911 Van Drive in reference to the property being used as a short-term rental. This is a violation of our documents and county zoning. A report has been filed with the county and a file number has been issued. No more calls to the county as it may slow the process down.

VI. Old Business

- Storm water drainage
- Beth to get with TECO on LED lights
- Trimming of bushes at front entrance. Judy has requested several times for them to trim things up and it has not been done. Seeking new bids to replace current company.
- Anna to get bids for pump house at water plant.

VII. Nomination and Election of board members (All officers and 3 director seats)

- Nominations from floor
- Election
- Teller results

VIII. Adjourn Meeting and set 2024 Annual Meeting date

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