

# Van Lakes Board Meeting Agenda

Date: Sunday, December 14, 2025

Time: 1:00p

Location: Common Area end of Flag Ct

## Agenda Items

Presidents Report

Financial Report/Budget Discussion

Committee's Report

### Old Business

1. Update on Attorney discussion about potential misuse of funds. (Scott, Pete, David)
2. Gate damage from MVJ Lawn and job completion? (Pete + John)
3. Lawn Service Bids / New Scope (Pete)
4. Front Entrance Gate-Update: T. will be there to discuss and go over any additional questions anyone has and to hand out remotes after the meeting.
5. Certificate of Completion – 4-Hour Course Requirements- In Compliance (Only certificates I do not have are Scott and Paul)
6. Pump houses estimate for new generator and maintenance (Alan Johnson)
7. Discussion of past minutes that were recovered by Eric that are not on website. We need to review and approve. Some we just do not have.
8. Property management Bids and final voting by the board (Carmani, PMI, Titanium)  
These bids are all on the website for everyone to view.

### New Business

9. New board member interested
10. Do we still have individual committees, if so, is this correct below?  
**Compliance** - Scott Bryant, Carissa Hughes, Richard Schmoll Water - Peter Pope  
Stan Szocinski, Beth Weger, Judy Williams  
**Swiftmud** – Linda Byrne  
**Water**- Beth Weger, Stan Szocinski, Judy Williams, Peter Pope  
**Bylaws and Covenants**- Judy Williams, Hedy Weddington, Joanne Szocinski.  
**Welcome**- Hedy Weddington, Joanne Szocinski  
**Capital Improvement/Drains** - John Deese, Homer Hendrickson, Joanne Szocinski
11. Scoring Chart for vendors (Eric)
12. Check signer discussion (Paul)
13. HOA meeting posting at front entrance- Who can handle? Beth can teach. HOA will provide paper and ink.
14. Discuss getting all homes that currently do not have a main shut off at the road set up with one. (Pete)

15. Future planning to build a pavilion at the common area for HOA meetings and socials.(Pete)

Cookout and Mingling of all Homeowners. We will have our potential new Property Manager (Nicole from PMI) there to talk with and Hurricane Hero's (Front Gate) owner to ask all your questions!