

Van Lakes Homeowners Association

Board of Directors Meeting Minutes

Date: January 11, 2026

Time: 1:00 p.m.

Location: Common Area, End of Flag Court

Call to Order

The meeting of the Van Lakes Homeowners Association Board of Directors was called to order at 1:10 p.m. by Scott Bryant, President.

Attendance

Executive Board Members Present:

- Scott Bryant
- John March

Director's Present:

- David Swanbeck
- Peter Pope
- Bernie Readmond
- Richard Schmoll
- Shannon Cornell
- Eric Vaughn
- George Brooks

Homeowners Present:

Twenty-Four (24), including Board members.

Approval of Previous Meeting Minutes

10/12/25 minutes-Reading was waived as all members had prior access. Bernie motioned to approve, second by George, all in favor.

12/14/25 minutes- Shannon motioned to approve, second by David, all in favor

1/4/25 minutes- Nicole Lyons raised a concern regarding the listing of Hedy Weddington as Secretary in the first sentence of the meeting minutes. The matter was discussed among the Board and with Hedy Weddington. Hedy Weddington stated that she does not wish to serve as Secretary but is willing to serve on the Board. A motion was made to amend the minutes

accordingly, which was approved upon motion by Bernie, seconded by Richard, with all in favor.

Reports:

President's Report:

No report was presented.

Committee Reports:

No reports were presented. No active committee.

Treasurer's Report: Nicole Reinhardt (PMI) presented and discussed the budget on behalf of Paul. Several Board members expressed concerns. Per Nicole Reinhardt, approval of the budget will be deferred, and a separate budget meeting will be scheduled.

Old Business:

Pump House Fence Damage: Nicole Lyons presented before-and-after photographs of the fence. While the fence was already in poor condition, the specific damage caused by MVJ Lawn has been repaired by Milo. The Board agreed that the issue has been satisfactorily resolved.

Lawn Service Bids: Scott obtained two bids from All American Lawn Service and Bill's Quality Lawn Care. Shannon obtained one bid from Sarr's Lawn Care.

The Board discussed the proposals and determined the best fit. A motion was made by Scott to approve All American Lawn Care, seconded by Pete, with all in favor.

Front Gate: Pete spoke to "T" from Hurricane Hero this a.m. He has given the job permit to electrician and submitted the drawings and approved them for the engineer to finalize. Once that is complete and permits are approved, he will get with a general contractor to submit the column drawing. He should know by Wednesday the details and will keep us updated.

Generator Quotes: Allen Johnson reviewed the quote received from Lakeland Generator Service. Scott made a motion to approve up to \$8,000 for maintenance and necessary updates. Bernie expressed that at least two quotes should be obtained. Allen stated that he had contacted three companies and that Lakeland Generator Service was the only company to respond. The motion did not pass.

Nicole (PMI) will work on obtaining an additional bid to be presented at the next meeting.

New Business:

New Board Members: Three homeowners expressed interest in joining the Board: Hedy Weddington, Allen Johnson, and Joanne Szocinski. It was discussed that only one Board position is currently available. Hedy Weddington and Joanne Szocinski will be held for consideration and voted on at the Annual Meeting. Bernie made a motion to appoint Allen Johnson to join the Board, seconded by David, with all in favor.

The Secretary position remains open and requires a Board member to step forward. Peter Pope volunteered to fill the position. Bernie made a motion to appoint Peter Pope as Secretary, seconded by David. The motion passed with all in favor; John abstained from the vote.

Board Meeting Front Entrance Posting: Beth will no longer be responsible for posting the meeting notice at the front entrance prior to Board meetings. This task must be completed before each meeting. Bernie volunteered to assume this responsibility, and Beth will coordinate with him to provide instruction on the process.

Shut Off valves- Peter Pope brought up concern that all home should have shut off valves. Discussed amongst the board and opted to move to next meeting.

Contractors Contacts- PMI Nicole Reinhardt moving forward will be the contact person for all contractors.

Current Lawn Service Problems- The lawn maintenance is not being kept up with. We do not have current contract with them. All in favor to contact MVJ Lawn to terminate, Nicole will give 30day notice.

Accounting PMI Portal- All homeowners can pay online or by check. The dues are due within 30days.

Q&A from homeowner about portal-Nicole R answered.

Portal Invoices- When PMI post an invoice on the portal there has to be at least 2 approvals by Scott, John or Paul.

Home Owner-Doug Wilkerson (Lot 7) brought up several concerns and things maybe to question.

1. Don't pay for job until it is complete?-Currently how we are handling things moving forward.
2. Does PMI follow our By-laws?-Yes
3. Is there a new quote for gate with all the changes?- Should not change cost.
4. Discussed asking lawn service to match the lowest bid we received.
5. Water valves- Is it possible they have not just been found? Possibly
6. Cursing and name calling at meetings. He would like the board and homeowners to stop cursing and name calling.

Will attach is notes of questions and concerns to these minutes.

Action Items For PMI (Nicole Reinhardt):

1. Set up budget meeting
2. Contact Hurricane Heros "T" (Pete to give info) For Front Entrance Gate

3. Send 30day cancellation letter to MVJ Infinity Pressure Washing and Lawn Care
4. Contact All American Lawn Care and Home Maintenance to sign contract for new lawn service.
5. Get second generator bid for maintenance and updates. (Allen can be contacted for any info needed)

Adjournment

Scott Bryant made a motion to adjourn the meeting. The motion was seconded by Bernie and passed unanimously.

The meeting was adjourned at 2:42 p.m.

Next Board Meeting: March 8, 2026, at 1p

Submitted by:

Peter Pope

Secretary, Van Lakes Homeowners Association

Date: January 11, 2025