

LINDA LAKES HOMEOWNERS ASSOCIATION, INC.

AGENDA – BOARD OF DIRECTORS MEETING

DATE: Monday, February 19, 2024
TIME: 6:30 P.M.
LOCATION: Black Pond Baptist Church
3644 Old Jennings Road, Middleburg, FL 32068

1. Call to Order – President, Martin Adamec
2. Roll Call and Confirmation of Quorum – Secretary, Tina Barnott
3. Minutes review and approval – Secretary, Tina Barnott
 - a. *Motion #1 – to Approve Minutes of Board Meeting on January 15, 2024*
4. Introduction of Written Motions as an additional provision to Board of Directors Conduct of Business Charter – Secretary, Tina Barnott
 - a. *Motion #2 – to Approve Amended Board of Directors Conduct of Business Charter*
5. Ratification of Online Per-Rollam Voting since last Board Meeting – Secretary, Tina Barnott
 - a. *Motion #3 – to Ratify Per-Rollam Voting* of following items:
 - i. The CAM Team, Inc. Collection Policy Agreement and Association Fee Agreement with Crabtree Law Group, P.A. – 4 in Favor
 - ii. Gate Maintenance Contract and Gate Phone Service Replacement – 5 votes for ACS
 - iii. Pool Maintenance Contract – 3 votes for Arsenault
 - iv. Approval to Seek Advise of Legal Counsel regarding interpretation of Section 7 of the Declaration of Covenants, Conditions and Restrictions – 3 votes in Favor; 2 votes Against
 - v. Tree Removal Service – 3 votes for Eagerton
 - vi. Gate Wiring Repair by ACS – 3 votes in Favor
6. Update on Developer’s Transfer of Documents and Assets – Written Report submitted by Management Company LCAM, Christina Bloomfield – Secretary, Tina Barnott
 - a. Focus on still open (not completed) items from “Larry’s List” and “Tina’s Spreadsheet”
7. Update on Budget – Treasurer, Larry Bezanson
 - a. Up-to-date Assessment Payments Status
 - b. Current Spendings Overview
8. Safety Improvements Proposal for Consideration – Safety Committee Chair, R. Woods Allen
 - a. *Motion #4 – to Approve Safety Committee’s Proposal*
9. Old Business
 - a. School Bus Stop Relocation Efforts – President, Martin Adamec
 - b. Budget & Finance Committee Charter Finalization – Treasurer, Larry Bezanson
 - i. *Motion #5 – to Approve Budget & Finance Committee Charter*
 - c. Landscaping Contract Status and Discussion – Treasurer, Larry Bezanson

- d. Front Entry Street Light Project Status – Vice-President, Bill Chandler
 - e. Cleaning Contract Status and Discussion – Treasurer, Larry Bezanson
 - f. Update on Legal Counsel Guidance regarding Section 7 of CCRs – Secretary, Tina Barnott
10. New Business - President, Martin Adamec
- a. Discussion regarding Access Equipment (Gate Fobs, Access Cards, Keys) Handover Policy for Home Sales – President, Martin Adamec
 - b. Discussion regarding opening account with Home Depot or Lowes vs. acquiring universal debit card for Bank Account – President, Martin Adamec and Treasurer, Larry Bezanson
 - i. *Motion #6 – to Approve Opening Credit Account with Home Depot or Lowe’s*
 - ii. *Motion #7 – to Approve Acquisition of Debit Card for our Bank Account*
 - c. Discussion regarding Construction on Lot 122 – Treasurer, Larry Bezanson
 - d. Report and discussion regarding amenities repairs needed and plans for repairs (dog park fence, playground swings) – President, Martin Adamec
 - e. Discussion regarding level of involvement and overall participation of Board Members – President, Martin Adamec
 - f. “Burn Chart” Review and selection of items to address prior to or during the next Board Meeting – President, Martin Adamec
 - g. Open Forum – President, Martin Adamec
 - i. Reminder of Basic Rules of Civility
11. Adjourn Board of Directors Meeting – President, Martin Adamec
- a. *Motion #8 – to Adjourn the Meeting*