

**LGPOA BOARD MEETING MINUTES**  
**February 9, 2026, 6:30PM**

**Lake Grove POA Board Meeting**

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**Action Items**

- Adjust the budget so that the road sealant/capital project line item is in the correct category (front entrance maintenance) while keeping the totals unchanged.
- Ask the management company whether they can provide compliance services for the community, including walking the neighborhood and sending letters.
- Ask Orchid Bay if they have someone who is willing to take on compliance work as a side job for the community.
- Set up a dedicated compliance email alias (for example, compliance@lakerovestates.com) so that compliance issues can be sent there and routed appropriately while preserving anonymity.
- Ask the irrigation contractor about Wi-Fi-enabled control options for the irrigation system during the upcoming work and discuss whether to install Wi-Fi control.
- Obtain a quote from the irrigation contractor for replacing the control panel and reorganizing the zones, communicate that the work should be done at a reasonable cost (not full retail price), and after the contractor reorganizes the zones, verify that the zone labels match the new zone order.
- Replace the existing irrigation control panel with a new panel so that the system can be properly maintained and the zones can be reorganized.
- Move and second a motion to extend the shed compliance deadline to 14 days from today (the 23rd), waive fines if the shed is removed by then, and impose a \$1,000 fine if it remains after that date, and ensure the motion and its outcome are recorded in the official minutes.
- Bring a label maker and label each irrigation zone (e.g., zone 1, zone 2) on the control panel so the zones are clearly marked.
- Contact the landscaping contractor to review the current landscaping quote, discuss removing the six Japanese fern trees and other high-cost items, and obtain an updated quote that reflects the revised plan and lower budget.

- [ ] Meet with the landscaping contractor before the next board meeting to adjust the landscaping plan (for example, removing the six Japanese fern trees and other high-cost items) and obtain a revised quote that fits the available budget.
- [ ] Suggest to the sealcoat vendor that they identify a driveway cleaner who can remove the remaining stains and provide a quote for the work.
- [ ] Coordinate with Troy and the road crew vendor to get Troy's driveway fully cleaned and repainted, ensuring Troy is satisfied with the repair.
- [ ] Request a written ARC budget or bill for 2025 so the board can clearly budget the amount and present it to the board.
- [ ] Have the driveway cleaning contractor complete Walt's driveway cleaning and report back to the group on the results.

### **Approval of Previous Meeting Minutes and Budget Review**

- Corey calls the meeting to order and requests approval of the previous month's minutes. 2<sup>nd</sup> and approval.
- A note is mentioned from Elizabeth about changing her date of departure, which was already posted.

### **Treasurer's Report and Compliance Committee Discussion**

- Chris provides a financial update, stating the checking balance is \$80,234.96, with available funds of \$53,006.84 after pre-approved expenses.
- Chris details the budget, mentioning \$88,000 in the checking account last month and \$22,000 for road expenses.
- Discussion on the allocation of funds for road maintenance and other expenses.
- It was noted that the Compliance Committee is currently a team of zero and that they need to find new members.
- A suggestion to hire an outside person to avoid neighbors feeling targeted, and a proposal to ask the management company for assistance.

### **Compliance Issues and Homeowner Concerns**

- The current non-compliant shed (Ifill's) is discussed, including multiple compliance letters for the shed not being hidden from view. The visibility of the shed and the

need for it to be fully screened is discussed. The homeowner (Mrs. Ifill) expresses frustration over the communication issues and the perceived unfairness of the rules. It is suggested that the homeowner remove the remaining visible parts of the shed to comply with the rules. The homeowner argues that the shed is not visible from the road and that the rules are being applied inconsistently. The importance of following the rules and the need for the shed to be fully screened is reiterated. It is proposed that the homeowner removes the visible poles to avoid fines. The homeowner expresses disappointment with the neighborhood's handling of the situation and the perceived lack of fairness. The homeowner reluctantly agrees to remove the poles, expressing frustration over the process. The importance of maintaining neighborhood standards and the need for clear communication is discussed. A decision is made to move forward with the removal of the visible poles and a commitment to improve communication in the future. The neighbor left the meeting at this point.

### **Further Discussion on Neighborhood Rules and the Other Non-Compliant Shed**

- Discussion about the lack of ill intent from both parties involved in the shed incident and emphasizing the need to follow the rule book is had in regard to the other visible shed. The physical aspects of the shed, including its construction and potential issues with stability is discussed. The financial aspects are mentioned, and a potential compromise is discussed, while expressing concern about the shed's stability. A timeline for the shed's removal is discussed, with a proposal for a motion for a 14-day compliance period. Potential fines and a waiver if the shed is removed by the specified date is tabled. A suggestion is made to walk by the neighbor's house to communicate the board's decision personally.

### **Irrigation Issues**

- A discussion on the irrigation system's issues, including malfunctioning solenoid valves and the need for a new control panel. Mentioned is the need to replace the irrigation panel and the associated costs. The need for a Wi-Fi-enabled irrigation system for easier management. Board will solicit a quote for the irrigation system repairs and reorganization of the zones.

### **Landscaping Plan and Budget**

- The landscaping plan, including the removal of certain elements and the need for a revised quote is discussed. The need to balance the budget and the potential for using funds on hand for the project is raised, as well as the importance of

addressing the entrance and exit sides of the neighborhood. The Board will get a revised quote from the landscaping company to reflect changes in the plan.

### **West Ditch Maintenance and Budgeting**

- The West ditch, including the need for a clear budget and billing process is discussed, along with the historical lack of clear billing and the need for better communication with the management company.
- The Board will follow up with the Orchid Bay management company to ensure clear billing and budgeting for the West ditch maintenance.

### **Dog Aggression and Neighbor Complaints**

- The board raises the issue of complaints about an aggressive dog, mentioning that the board cannot enforce removal but can ask the owner to address the issue. The dog's owners (present at the meeting) discuss their efforts to secure their property and address neighbor concerns, including plans to install a fence. The board emphasizes the importance of responsible pet ownership and the potential option for pet insurance to cover any incidents. The conversation highlighted the challenges of dealing with aggressive dogs and the need for clear and direct communication between neighbors involved.

### **Driveway Damage and Vendor Responsibility**

- Discussion on the damage to Troy's driveway by a road crew, mentioning the efforts to clean and repair the area. Discuss on the logistics of coordinating with the vendor to ensure proper cleaning and repair of the damaged areas.

### **Final Remarks and Future Meetings**

- The conversation concludes with a discussion about the next meeting location and the importance of giving residents adequate notice.
- Meeting adjourned at 8:28 PM.