

## LGPOA BOARD MEETING MINUES

May 13th, 2025 at 6:30PM @ 4941 SW LAKE GROVE CR

**Welcome & Introductions:** Meeting called to order at 6:40 pm by Corey Lubahn.  
Attendees: Corey Lubahn, Chris McKenney, Vilma Latalladi and Rachelle Mulligan

**Approval of April 2025 Board Meeting Minutes:** Corey motioned to approve the April 2025 meeting minutes.  
Chris seconded. April meeting minutes approved.

**Treasurer's Report:** Chris reported that \$24,946 in April and still have \$4,010 still outstanding. All 2024 dues have been paid in full. Reminders, including penalties and interest, are going out in May. Chris, our treasurer, has been added to the Southstate account. Kevin Youngblood has been hired by LGPOA Board as our new accountant. He will audit last years accounts to make sure we are all on the same page moving forward. The current balance in our account is \$68,063.57.

**Landscaping:** Brian was absent, nothing new to report. Corey stated that he will get quotes for a new irrigation system, the pump cost \$500. Corey also suggested that we finish the row of Clusias by Michelle Katzman's house.

**Compliance:** In Elizabeth's absence, Vilma reported that the Lloyds have trenched their swale so that they can receive their estoppel letter.

**West Ditch:** Chris reported that the west ditch is flowing properly.

**ARC:** Rachelle reported that the Hays @ 4838 have been approved for a re-roof.

**RV Storage:** Corey stated that there is currently only 1 resident that has not yet paid their 2025 RV Storage dues.

**County Water Update:** Temple did not attend the meeting but sent this vis email:

Phil Keithley (who retired but I kept cc-ing him) picked up the ball and called the administrator and got things in motion. Within the next 90 days they are going to send out the community ballot and also provide right after that a Q&A session if we can reserve a spot for that. (we can even do it at my office. I have banquet chairs we can set up in our back section) but either way, Phill will let me know when that is about to happen and we can send an eblast out to give the residents a heads up it's coming. The two estimates that Dave Duncan gave me are not even accurate, so Phil said disregard them. He's trying to teach this person how to take over his job and we got caught in the translation. Anyhow, I am flying out on Monday and will be gone for 10 days but if either of you want a better explanation for the Monday meeting (I can't even be online as I'll be on the airplane), just give me a call over the weekend.

**Front Entrance:** Corey mentioned that we only had 48 homeowners respond to the Front Entrance vote sent in March 2025. Of the 48 that responded, we had 17 yes votes & 31 no votes. Corey suggested that in order to move forward with this maintenance project, we break it down into 3 phases, and increase the Dues to \$600 per quarter to begin in January of 2026. Corey will draft a letter explains it all to the homeowners, it will be sent out sometime in June in order to give the homeowners 6 months or so to budget and prepare for the increase.

**Electrical work:** Corey received a quote from Arlington Electric for \$3,815, he made a motion to repair our light as well as our posts. Chris 2<sup>nd</sup>, motion passed to hire Arlington to fix our front entrance electrical issues. Corey also mentioned that the holiday lights will be installed the first week of November and be taken down the third week of January.

**Lake Maintenance Update:** Vilma reported that Wetlands Management is coming next week to inspect the lake for weed control as well as lake management

**Front gate callbox project:** Vilma has been coordinating with Xfinity for internet service at the front gate for our new system. We are on their schedule for them to run the lines. Corey stated that we cannot install the new system until all the homeowners have filled out their vehicle information form that was mailed to all the homeowners in April with a return postage paid envelope. We are still waiting on 8 homeowners to comply. Tony would like to explain the new system to the board members at the next Board Meeting on June 9<sup>th</sup>.

**Tennis Court:** Corey will follow up with Stuart Fence about any unpaid balances if there are any.

**New Business:** Corey will contact Duraseal to get a quote to repair and patch the road, he will also ask them for a quote to repave the entire road for future budgeting purposes.

**A motion was made by Rachelle to adjourn the meeting which was 2<sup>nd</sup> by Vilma. Meeting adjourned at 8:02 PM**  
**Next meeting at Elizabeth's House**