

MINUTES
Lake Grove Home Owner's Association
Board of Director's Meeting
Thursday, November 30, 2006

The Board of Directors of the Lake Grove Home Owner's Association (LGHOA) met on Thursday, November 30, 2006. In attendance were John Hudock, President; Jason Young, Vice-President; John Lessin & Theo Zophres. Chad Cianciulli, Vice-President, joined by phone.

The meeting was called to order at 7:35 p.m. The minutes from our 2006 annual meeting were approved as submitted.

Mr. Hudock gave the Treasurer's Report. Ginny Kiley passed on the treasurer's records. Our accountant pointed out that our proposed 2007 budget is out of balance by \$36, so we will need to modify it slightly. We have collected all but \$6227.50 of the special assessment for the road re-paving.

Mr. Hudock moved on to selection of officers for 2007. We chose Mr. Hudock as President, Chad Cianciulli as Vice-President, Jason Young as Vice-President, Theo Zophres as Treasurer and John Lessin as Secretary. The positions were approved unanimously.

Mr. Hudock gave a report on the progress of the road re-paving project. Our original paving company, Pav-Co, is presently not returning phone calls to Mr. Hudock. The Board will prepare a new scope of work to detail the re-paving job and ask for new bids. The Board agreed to postpone the planned trenching of inadequate swales until a new paving contract is solidified.

Mr. Hudock gave the Maintenance Report:

1) The lawn maintenance company has made a verbal request to increase their monthly rate by approximately \$60. Mr. Hudock has asked them for a written quote.

2) The Board discussed replacing the tree at the triangle near the entrance. We will ask the lawn maintenance company to recommend a tree other than a palm (to avoid butt rot) and discuss at our next meeting.

Compliance Report:

A brief discussion regarding a compliance enforcement plan was held and several ideas were introduced, including the possibility of hiring a management company to handle future compliance enforcement. Due to time constraints, the discussion was tabled until the next Board meeting.

Old Business:

The amendment to the by-laws that was introduced at the annual meeting does not have 75% of the homeowners' signatures yet. We must gather more signatures.

The Board will investigate present state statutes regarding pool fencing.

New Business:

John Lessin was nominated to direct the boat and RV storage lot for the year of 2007. His nomination was approved unanimously.

Mr. Cianciulli stated that we need at least 30 people to participate in an effective neighborhood watch program. We should remind homeowners to call 911 when they see any suspicious activity.

Mr. Lessin proposed the Board consider running an experiment to close the entrance gate. Because of time constraints, the recommendation was not discussed at length.

Mr. Berardi proposed we attempt to arrange one company to clean the roofs of all homes in the neighborhood. The Board agreed that this would create too much liability and will not move forward with any attempts to find a company to perform work on the homes of Association members.

Mr. Price proposed that we allow solar panels on the roofs of homes. The Board will ask him for more details on the aesthetics.

Mr. Lessin proposed the Board consider a walking path from the bus stop into the neighborhood to create a safer route for children & parents instead of the present route through the main gate. Mr. Lessin will research the feasibility of such a project.

The Board praised the holiday decorations put up by Lorraine Levulis, Rachelle Mulligan, Stephanie Cameron, and Georgia & Marisol Valdez.

The next Board mtg will be on Thursday, January 4 with Wednesday, January 3 as an alternate. Meeting time is 7:30PM.

The Board adjourned at 9:35 p.m.