



LAKESHORE CLUB OF POLK COUNTY
HOMEOWNERS ASSOCIATION, INC.



Wednesday January 16, 2018

Time of Meeting: 1:00 PM ET

Location: Multi Use Room

500 A Club Circle

Lake Shore FL. 33854

- 1) **Board of Directors Present:** Wayne Estes, President; Francisco Cosme, Vice President; Aurelio Rios, Secretary; Lydia E. Torres, Director at Large
Excused: Jose I. Solis, Treasurer.
- 2) **Call to Order:** Meeting was called to order at 1:13 P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- 4) **Proof of Notice:** The Secretary certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 5) **Meeting Rules:** Members present will be allowed to speak after each issue in the agenda is brought for discussion and at the public comments session.
- 6) **Minutes of December 27, 2018 Board Meeting:** The President presented a motion to correct the minutes to amend item 9 (a) of the minutes replacing the word "rethink" by "resend". The motion was seconded by the Secretary and the minutes were approved as amended.
- 7) **Shuffle Board Repair**
 - a) The Shuffle Board Repair project was brought for discussion. A quotation for the amount of \$8,900.00 was brought for the consideration of the Board. The Vice President presented a motion to accept and approve the quotation. The motion was seconded by the Secretary and approved unanimously by the Board members present.
- 8) **Reconstruction of Units Affected by Mold:** The President brought for discussion the issue of repair of units affected by mold due to roof leakages caused by Hurricane Irma. It is understood that damages inside units are not covered by the Associations insurance policy, but by the owner's private insurance policy. The Manager explained the adjuster would be sending a company to make an inspection of units affected by mold and depending on the result of the inspection and the response of the insurance company, the Associate will determine the way to proceed. At this moment it is uncertain if the insurance company will pay for those damages.
- 9) **Delinquent Accounts**
 - a) The President explained that as per Florida Statute 720.305, if a member is more than 90 days delinquent in paying any fee, fine, or other monetary obligation due to the Association, the Association may suspend the rights of the member to use common areas until the debt is paid in full, and that as per Section 720.305 the Association has the right to suspend voting right to all members that are more than 90 days delinquent.

b) Since suspensions stated in (a) must be approved by a noticed Board meeting, as required by Florida Statute 720.305, the President presented two (2) motions: one motion to suspend the privilege of use common areas to all members that are more than 90 days behind in maintenance fee payment, and another motion to suspend the voting right to all members that are more than 90 days behind in maintenance payment if the debt is not paid before the closing time of next annual election. Both motions were seconded by the Secretary and approved by the Board members present. A notice will be sent to all members that are more than 90 days delinquent 30 days prior to the election date.

10) Public Comments

During the Public Comments session members present were given the opportunity to ask questions and express concerns on different issues.

11) **Adjournment:** The Secretary presented a motion to adjourn. The motion was seconded and approved. The meeting adjourned at 2:43 P.M. E.T.