



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Meeting Minutes  
December 28, 2024



- 1) Board of Directors Present: Miguel Fabre, Yolanda Oneill, Maribel Lein, Jose de la Cruz. Excused Cathy Collazo
- 2) **Call to Order:** The meeting was called to order at 3:04P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- 4) **Proof of Notice:** Maribel Lein, Secretary of the Board, certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Approval of December 10, 2024, Meeting Minutes—** Motion to approve meeting minutes by Yolanda Oneill, Vice-president. Miguel Fabre, President seconded the motion. All in favor. Motion carried.
- 6) **Pool Maintenance** – Miguel Fabre reported that due to Aldine’s pool license expiring and Sandra Cruz’s license was not available for pool maintenance, the board, in an emergency decision, contracted a licensed company to handle the pool maintenance. The company initially submitted a quote for \$800 per month, which was later reduced to \$700 for three visits per week. Maribel clarified that there is no formal contract in place, and any future decisions regarding a better alternative could be made as needed.
- 7) **Car Wash** – Miguel Fabre explained that the board had discussed the possibility of charging for the use of the car wash. The rationale behind this consideration was the misuse of the facility and its use by non-residents of the community. No decision has been made at this time.
- 8) **Repairing of Roof Status-** Miguel Fabre reported that, due to Mr. Juan Monroy (a maintenance employee) refusing to repair the roofs during his regular work hours, it will be necessary to hire a company for these repairs. Mr. Monroy has been independently repairing roofs after work hours and charging \$50 per shingle, along with other amounts for roof repairs. A meeting was held with him, where it was explained that he would not continue to be paid in this manner, as he is neither an independent contractor nor a licensed roofer. Documents were presented, showing payments made in 2024, totaling \$173,253, of which \$114,500 was paid in November and one day in December. In 2023, he was billed and paid \$91,610 for roof work, and in 2022, he billed and received \$35,710 for vent repairs and roof work. It was also emphasized that anyone with questions could visit the office to verify the information.
- 9) **New Business** – No new business.
- 10) **Adjournment:** A motion was made by Miguel Fabre, President to adjourn, and Yolanda Oneill seconded the motion. All in favor. The meeting adjourned at 4:30 pm.