



LAKESHORE CLUB VILLAS OF POLK COUNTY
Board of Directors Meeting Minutes
January 7, 2025



1. **Board of Directors Present: Miguel Fabre, Yolanda O'Neill, Maribel Lein, Jose de la Cruz, Cathy Collazo (by phone)**
2. **Call to Order:** The meeting was called to order at 3:04 P.M.
3. **Certification of Quorum:** A quorum was certified with five (5) Board Directors present.
4. **Proof of Notice:** Maribel, 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 28, 2024, Meeting Minutes:** Motion to approve the meeting minutes by Yolanda O'Neill, Vice President. Miguel Fabre, President, seconded the motion. All in favor. Motion carried.
6. **Approval of Board of Directors' Observers to Committees:** Motion to approve by Miguel Fabre, President. Yolanda O'Neill seconded the motion. All in favor. Motion carried.
7. **Approval of Hiring a New Employee for the Maintenance Team:** Motion to approve by Miguel Fabre, President. Yolanda O'Neill seconded the motion. All in favor. Motion carried.
8. **Approval of Contracting a Company for Roof Repairs:** Motion to approve by Miguel Fabre, President. Yolanda O'Neill seconded the motion. All in favor. Motion carried.
9. **Approval to Study the Reengineering of the Association's Financials:** Motion to approve by Maribel Lein, Secretary. Yolanda O'Neill seconded the motion. All in favor. Motion carried.
10. **Approval of buying a new Ice Machine:** Motion to approve by Yolanda O'Neill, Maribel Lein seconded the motion. All in favor. Motion carried.
11. **Approval for Car Violation Next Actions:** Motion to send a 30-day notice to abandoned vehicles of towing in Units 1407, 1527, 2111, 2307, 3303, 3511, 3825, and 3827. Motion to approve by Miguel Fabre, President. Yolanda O'Neill seconded the motion. Jose de la Cruz informed that he was going to contact and help the owners to resolve the situation All in favor. Motion carried.
12. **Approval to Take Actions Regarding the Security System and Team:** Motion to install three (3) additional security cameras at the entrance of the community and to hire a new employee to cover weekends, ending the contract with Refugee Services. Adjust the schedule of Jhonny Addison from 3 pm to 11 pm weekdays. Motion to approve by Miguel Fabre, President. Maribel Lein seconded the motion. Cathy Collazo opposed. Motion carried.
13. **Approval to Take Actions Regarding the Commercial Rental at the Clubhouse:** Motion to raise the rent to \$290 per month and require tenants to pay electricity bills. Motion to approve by Miguel Fabre, President. Yolanda O'Neill seconded the motion. All in favor. Motion carried.
14. **Motion to Send a Letter to Beauty Salon Shop to Present Their Insurance Policy Within 30 Days or Vacate the Premises:** Motion to approve by Miguel Fabre, President. Yolanda O'Neill seconded the motion. All in favor. Motion carried.

15. Motion to Approve the Ending of Marketplace Rental Contract: Motion to approve by Miguel Fabre, President. Yolanda O'Neill seconded the motion. All in favor. Motion carried.