



LAKESHORE CLUB OF POLK COUNTY  
HOMEOWNERS ASSOCIATION, INC.



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## ANNUAL MEMBERSHIP MEETING

Tuesday, March 12, 2019

**Time of Meeting:** 11:00 AM E.T.

**Location:** Town Center Auditorium

500 A Club Circle

Lakeshore FL, 33854

### MEETING MINUTES

- 1) **Board of Directors Present:** Wayne Estes, President; Francisco Cosme, Vice President; José I. Solis, Treasurer; Aurelio Ríos, Secretary; Lydia E. Torres, Director at Large  
Lawyers Present: Frank Lacquaniti and Adam Carls from the Law Firm Arias-Bosinger attended the meeting to observe the ballot counting process and clarify any legal issue.
- 2) **Call to Order:** Wayne Estes, President, called to order at 11:05 am.
- 3) **Statement of Quorum:** Quorum was established with 260 ballots received and certified as eligible.
- 4) **Proof of Notice:** The Secretary, Aurelio Rios, certified that Annual Meeting notice was mailed to owners and posted as required by Florida Statutes 720.
- 5) **Minutes of May 11, 2018 Annual Meeting:** The Secretary presented a motion for approval of the minutes of May 11, 2018 Annual Meeting. The motion was seconded by Director at Large, Lydia Torres, called for a vote by the President and approved unanimously.
  - *Note: Before continuing with the agenda, the President called for a minute of silence to the memory of Andy Andreu, an owner and a previous Board President, who had passed-away a few days before.*
- 6) **Report of Officers:** Written report by the Secretary, Aurelio Ríos. Oral reports by the Vice President, Francisco Cosme; Treasurer, José I. Solis; and Director at Large, Lydia Torres.
- 8) **Report of Committees:** The following committees presented oral reports:
  - Green Book Committee- Marta Torres
  - Activity Committee-Carol Horneck
  - Election Committee-Carol Horneck
  - Bingo Committee-Carol Horneck to
  - Thrift Store- Marta Torres
  - Internal Audit Committee-Kathy Collazo
9. **Public Comments:** A short period of time was allowed for comments from members during which members were allowed to speak on different subjects. It is worth noting the comment regarding the recovery by the Management Office of more than \$60,000.00 in delinquent maintenance fee payments.

**10. Election of Directors:**

*Election Committee: Jim Bohanan-Chairman; Pat Gunther – Co-Chairman; Valerie Hodges; Dick Horneck; Victor Meléndez; Nelly Rivera; Sonia Roche; Dorothy Lennox; Jackeline Palmer*

**11. Unfinished Business-** None

**12. Recess for Counting:** At 12:40 pm the President presented a motion to recess for counting. The motion was seconded and approved unanimously. A break was taken until 5:00 pm

**13. Election Results:** The Secretary of the Election Committee announced the results of the ballots counting:

Board of Director for the rest of the term of 2019:

José I. Solis:	191 votes
Lydia Torres:	185 votes
Aurelio Rios:	156 votes
Ruth Ann Godden:	142 votes
Wayne Estes:	138 votes

**14. Adjournment:** Meeting adjourned at 5:30 pm.

**Board of Directors Organizational Meeting**

Quorum was established with five (5) Board Directors presents. As a result of the organizational meeting the new Association's Officers were constituted as follows:

- Aurelio Rios – President
- Wayne Estes – Vice President
- José I. Solis – Treasurer
- Lydia Torres – Secretary

Ruth Ann Godden became Director at Large.

Organizational Meeting adjourned at 5:45 pm.



**LAKESHORE CLUB OF POLK COUNTY**

**BOD OPEN MEETING MINUTES**

**January 21, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President present: Gerald Treder, Vice-President Present, Lydia Torres, Secretary by phone, Cathy Collazo, Treasurer present, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 9:02 A.M.
- 3) **Certify a Quorum:** Quorum was certified with five (3) Board Directors present and (2) by phone.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 5) **Approval of December 16, 2020 Open Board Meeting**  
Catherine Collazo, Treasurer presented a motion for approval of the minutes of December 16, 2020 Open Meeting. The motion was second by Gerald Treder, Vice-President. All in favor. Motion carried.
- 6) **New Equipment for Maintenance**  
Gerald Treder made a motion to approve the amount of \$9,990.00 to buy a Gator TX for maintenance. Catherine Collazo, second the motion. All in favor. Motion carried.
- 8) **New Business-**  
**No New Business.**
- 9) **Adjournment:** Catherine Collazo, Treasurer made a motion to adjourn. Evelyn Rivera, second. All in favor. Meeting adjourned at 9:07 am.



**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
February 3, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Lydia Torres, Secretary, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 5:07 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 5) **Approval of January 21, 2021 Open Board Meeting**  
Gerald Treder, Vice-President presented a motion for approval of the minutes of January 21, 2020 Open Meeting. The motion was second by Cathy Collazo, Treasurer. All in favor. Motion carried.
- 6) **Attorney Letter/ Roofs** – Wayne Estes explained the Legal Opinion of Carlos Arias, saying that the roofs are a responsibility of the Association and made a briefing of the settlement in process with the Insurance Company and recommended opening a Roof Reserve with the remaining monies after paying attorney, public adjuster, engineer, reimburse homeowners who paid for their repairs, finish repairs in the community and then start a roof reserve with the remaining. Wayne Estes, President said that next year the assessment will have to be increased because of Spectrum. As soon as we have the money from the Insurance Claim, we are going to call a meeting to explain.
- 7) **Parking Seal Coating**  
Wayne Estes, President explained that the manager called for other quotes and she was not called back. The only quote received was from K&S Striping in the amount of \$54,200.44. Wayne Estes, President made a motion to accept K&S Striping. Gerald Treder second the motion. All in favor. Motion carried.
- 8) **Spectrum Suspension Guidelines-** Wayne Estes, President explained that the Association has 34 units that are delinquent in maintenance for more than 90 days. Also explained that Spectrum do not want to be involved in suspension of services, but the Association will leave a note in the cable box saying that to reconnect the tech needs to go to the office first. A letter will be sent 10 days prior to the suspension.  
Gerald Treder made a motion to suspend service in 60 days of delinquency. Catherine Collazo, Treasurer second. All in favor. Motion carried.
- 9) **New Business**
  - Wayne Estes, President informed that the Laundry Cards will be given out next Tuesday between 10:00 am and noon. ID required and authorization from the owner to be given out to renter.
  - Number around the circle need to be repainted.
- 10) **Adjournment:** Gerald Treder, Vice-President made a motion to adjourn. Evelyn Rivera, second. All in favor. Meeting adjourned at 6:13 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
February 15, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President; Lydia Torres, Secretary, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present. Gerald Treder, Vice-President absent.
- 2) **Call to Order:** Meeting was called to order at 4:06 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (4) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 5) **Approval of February 3, 2021 Open Board Meeting**  
Wayne Estes, President presented a motion for approval of the minutes of February 3, 2021 Open Meeting. The motion was second by Cathy Collazo, Treasurer . All in favor. Motion passed.
- 6) **Sidewalks Repair** – Wayne Estes explained that we need to repair the sidewalk and pipe between buildings 39 and 41 on the amount of \$1,820.00. Catherine Collazo, Treasurer made a motion to approve Schaefer Builders, Inc to repair the sidewalk. Evelyn Rivera, Director second. All in favor. Motion passed.  
**Cleaning the Lake-** Wayne Estes, President explained that renting a machinery cost \$1,500.00 and our employees must do the job and Schaefer Builders gave us a quote of \$1,600 to remove all the material from the Lake and digging out. Evelyn Rivera, Director made a motion to approve the quote of \$1,600.00 from Schaefer Builders, Inc. Catherine Collazo, Treasurer second. All in favor. Motion passed.
- 7) **Roof Reserve-** Wayne Estes explained that when the Association received the money from the Insurance Claim of Hurricane Irma, Catherine Collazo, Treasurer can opened an account for the Roofs Repairs. Lydia Torres, Secretary second. All in favor. Motion passed.
- 8) **New Business**  
- Wayne Estes, President informed that to extend the life of the roofs there is a roof coating material which we could get quotes on.
- 9) **Adjournment:** Wayne Estes, President made a motion to adjourn. Evelyn Rivera, second. All in favor. Meeting adjourned at 5:02 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
April 8, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Lydia Torres, Secretary, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 6:10 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 5) **Approval of February 15, 2021 Open Board Meeting**  
Gerald Treder, Vice-President presented a motion for approval of the minutes of February 15, 2021 Open Meeting. The motion was second by Evelyn Rivera, Director at Large. All in favor. Motion carried.
- 6) **Security Golf Cart** – Wayne Estes explained that we are spending a lot of money on repairs to the Security Golf Cart. We have three quotes available. One from Art's Golf Cars of \$10,390.83. One from Brewer Sales and Service of \$9,844.00 and one from Jenkins of \$7,370.64. Gerald Treder, Vice-President made a motion to stay with Jenkins on the amount of \$7,370.64. Evelyn Rivera, Director second. All in favor. Motion carried.
- 7) **Bridges-** Wayne Estes, President explained the condition of the bridges and the importance to replace the old wood. In Lowes, the cost for the wood is around \$7,000.00 and the job would be done by the maintenance employees during business hours. Also explained that we need to wait one year to seal the wood. Wayne Estes made a motion to approve the repairs and the \$7,000.00 to buy the wood. Catherine Collazo second the motion. All in favor. Motion carried.
- 8) **Committees Approval-** Wayne Estes made a motion to approve all the members appointed in all the committees of Lakeshore Club of Polk County HOA. Gerald Treder second. All in favor. Motion carried.
- 9) **Roof Coating-** Wayne Estes explained that to extend the life of the roofs there is a roof coating material which we could use to prevent the cost of re-roofing. He also explained that we can try 25% of the roofs with maintenance employees during business hours. Cost of product is \$3,600 per 250 gallons. Lydia Torres made a motion to approve the \$3,600 for the roof coating. Catherine Collazo second. All in favor. Motion carried.
- 10) **Laundry Pipe-** Wayne Estes explained that we need to clean the laundry pipe because it is clogged. Schaefer Builders will do the job for \$986.00. Gerald Treder made a motion to approve the cleaning for \$986.00. Catherine Collazo second. All in favor. Motion carried.
- 11) **New Business- Increase in Maintenance Fees**  
- Wayne Estes, President explained there might be an assessment increase. There will be a Budget Meeting for this matter.

**Agenda amended to authorize to purchase a sign for the Thrift Store, buy materials for Mini Golf and look for a quote for another fountain and 2 lights. Gerald Treder made a motion to approve the sign and materials. Wayne Estes second the motion. Catherine Collazo and Lydia Torres both present in favor. Evelyn Rivera had left the meeting at 6:59pm. Motion passed.**

- 12) **Adjournment:** Wayne Estes, President made a motion to adjourn. Catherine Collazo, second. Catherine Collazo and Lydia Torres in favor. Meeting adjourned at 7:15 pm.



**LAKESHORE CLUB OF POLK COUNTY**  
**BOD OPEN MEETING MINUTES**  
**April 29, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present. Lydia Torres, Secretary excused.
- 2) **Call to Order:** Meeting was called to order at 6:10 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (4) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 5) **Approval of April 8, 2021 Open Board Meeting**  
Gerald Treder, Vice-President presented a motion for approval of the minutes of April 8, 2021 Open Meeting. The motion was second by Catherine Collazo, Treasurer. All in favor. Motion passed.
- 6) **Discussion about the Possibility of Maintenance Fees Increase** – Wayne Estes explained the reasons for a possible increase in the maintenance fees this fall. The explained that the increase is because the raise on the Master Insurance Policy, the necessity to have a Roof Reserve and the amount that everybody knows for next year of \$25.00 for Spectrum. Also, explain again the necessity to have a new maintenance employee.
- 7) **Adjournment:** Gerald Treder, Vice-President made a motion to adjourn. Catherine Collazo, Treasurer, second. All in favor. **Motion Passed.** Meeting adjourned at 7:50 pm.



**LAKESHORE CLUB OF POLK COUNTY**  
**BOD OPEN MEETING MINUTES**  
**August 27, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President, by phone; Gerald Treder, Vice-President, present; Lydia Torres, Secretary, by phone; Cathy Collazo, Treasurer, present; Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 6:00 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present and by phone.
- 4) **Meeting Rules:** Everybody should address Gerald Treder, Vice President. Only the closing of the facilities will be discussed.
- 5) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 6) **Approval of April 29, 2021, Open Board Meeting**  
Wayne Estes, President presented a motion for approval of the minutes of April 29, 2021, Open Meeting. The motion was second by Catherine Collazo, Treasurer. All in favor. Motion carried.
- 7) **Discussion about the Closing of the amenities of Lakeshore Club Villas, due to Covid-19 Pandemic** – Evelyn Rivera, Director at Large, explained the reasons to maintain the rooms on the Town Center closed due to the spread of Covid-19 cases in the area.  
Wayne Estes and Gerald Treder are in favor to re-open all the facilities.  
Wayne Estes presented a motion to Open back all the rooms.  
Gerald Treder, second the motion.  
Wayne Estes and Gerald Treder said Yes, Lydia Torres, Catherine Collazo and Evelyn Rivera said No.
- 8) **Adjournment:** Wayne Estes, President made a motion to adjourn. Catherine Collazo, Treasurer, second. All in favor. Motion Carried. Meeting adjourned at 6:55 pm.





**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
September 15, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President, by phone; Gerald Treder, Vice-President, present; Lydia Torres, Secretary, by phone; Cathy Collazo, Treasurer, present; Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 4:07 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present and by phone.
- 4) **Meeting Rules:** Everybody should address Gerald Treder, Vice President. Only the closing of the facilities will be discussed.
- 5) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 6) **Approval of August 27, 2021, Open Board Meeting**  
Wayne Estes, President presented a motion for the approval of the minutes of August 27, 2021, Open Meeting. The motion was second by Catherine Collazo, Treasurer.  
All in favor. Motion carried.
- 7) **Discussion about the Closing of the amenities of Lakeshore Club Villas, due to Covid-19 Pandemic** – Evelyn Rivera, Director at Large, explained the reasons to maintain the rooms on the Town Center closed due to the spread of Covid-19 cases in the area.  
Wayne Estes presented a motion to Open back all the rooms.  
Gerald Treder, second the motion.  
Wayne Estes, Gerald Treder and Lydia Torres said Yes, Catherine Collazo and Evelyn Rivera said No. Amenities re-Open. Motion carried.
- 8) **Adjournment:** Wayne Estes, President made a motion to adjourn. Catherine Collazo, Treasurer, second. All in favor. Motion Carried. Meeting adjourned at 4:35 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
October 22, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Lydia Torres, Secretary; Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 6:00 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 5) **Approval of September 15, 2021, Open Board Meeting**  
Gerald Treder, Vice-President presented a motion for the approval of the minutes of September 15, 2021, Open Meeting. The motion was second by Catherine Collazo, Treasurer. All in favor. Motion carried.
- 6) **Mask Mandates Requirements:**  
Wayne Estes, President made a motion to not require masks on the Town Center. The use is only required in the office. Gerald Treder, second the motion.  
All in favor. Motion carried.
- 7) **Security Contract:**  
Gerald Treder made a motion to approve the new security contract with Freeman Security Services. Evelyn Rivera, Director at Large, Second. All in favor. Motion carried.
- 8) **Re-opening of Rentals Facilities:**  
Wayne Estes, President explained that to re-open the rooms for rent we needed to include a fee to clean and disinfect after each use. The charge is \$50.00 per room and for the auditorium is \$75.00. All in favor. Motion carried.
- 9) **Treadmills:**  
Both treadmills on the Gym are broken. Wayne Estes, President made a motion to buy one treadmill. Evelyn amends the motion including an extended warranty.  
Wayne Estes, President second the motion. All in favor. Motion carried.
- 10) **New Business:**
  - Sewers lines: Wayne Estes, President explained the situation on our sewer lines because of the grease deposited down the drains.
  - Animals on the Island- People go to the island and do not pick up after their pets.
- 11) **Adjournment:** Gerald Treder, Vice-President made a motion to adjourn. Catherine Collazo, Treasurer, second. All in favor. Motion Carried. Meeting adjourned at 6:38 pm.



**LAKESHORE CLUB OF POLK COUNTY**  
**BOD BUDGET MEETING MINUTES**  
November 30, 2021



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Lydia Torres, Secretary; Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 4:10 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 15 days in advance.
- 5) **Proposed Budget Explanation:**  
Catherine Collazo, Treasurer explained the Budget item by item and the reason for the assessment increase. Lydia Torres, Secretary made a motion to approve the Proposed Budget. Wayne Estes, President, second the motion. All in favor. Motion carried.
- 6) **Adjournment:** Gerald Treder, Vice-President made a motion to adjourn. Catherine Collazo, Treasurer, second. All in favor. Motion Carried. Meeting adjourned at 5:53 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
December 3, 2021**



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Lydia Torres, Secretary; Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 3:00 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720. 48 hours in advance.
- 5) **Approval of October 22, 2021, Open Board Meeting and Budget Meeting Minutes:**  
Catherine Collazo, Treasurer presents a motion for the approval of the minutes of October 22, 2021. Lydia Torres, Secretary second the motion. All in favor. Motion carried.  
Evelyn Rivera, Director at Large, presents a motion for the approval of the Budget Meeting Minutes of November 30, 2021. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.
- 6) **Sanitary System Inspection:** Wayne Estes, President explained the importance and recommendations of the Gold Coast Co. to inspect the sewers pipes because the pipes are too old and are very rusty causing clogging all the time. The estimated cost is \$23,000.00 and the cost will be withdrawn from the Pooled Reserve Account. Wayne Estes, President presents a motion to approve the inspection with a cost of \$23,000.00 and withdraw the cost from a Pooled Reserve Account. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.
- 7) **Lake Cleaning:** Wayne Estes, President explained that they asked for three quotes to clean the Lake. Two quotes are 65,000.00 or more and Schaefer Builders cost of \$11,600.00 to clean the worst area and withdraw the amount from a Pooled Reserve Account. Wayne Estes, President presents a motion to use Shaeffer Builders to start the cleaning of the Lake. Evelyn Rivera, Director at Large second. All in favor. Motion carried.
- 8) **New Diesel Tractor:** Wayne Estes, President explained that the tractor in the community is very old, and it has been repaired many times. He checked in different stores and the best one is a Kubota, and the cost is \$23,900.00. Wayne Estes presents a motion to buy the Kubota Diesel Tractor on the amount of \$23,900.00 and withdraw the amount from the Pooled Reserve Account. Gerald Treder, Vice- President second. All in favor. Motion carried.
- 9) **Adjournment:** Gerald Treder made a motion to adjourn. Catherine Collazo, Treasurer, second. All in favor. Motion Carried. Meeting adjourned at 3:53 pm.



**LAKESHORE CLUB OF POLK COUNTY  
HOMEOWNERS ASSOCIATION, INC.**

**ANNUAL MEMBERSHIP MEETING**

**Tuesday, December 14, 2021**

**Time of Meeting: 11:00 AM E.T.**

**Location: Town Center Auditorium**

500 A Club Circle

Lakeshore FL, 33854

**MEETING MINUTES**

- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice President; Catherine Collazo, Treasurer, Lydia Torres, Secretary; Evelyn Rivera, Director at Large present.
- 2) **Call to Order:** Wayne Estes, President, called to order at 11:10 am.
- 3) **Statement of Quorum:** Quorum was established with 191 ballots received and certified 190 as eligible.
- 4) **Proof of Notice:** Sandra I. Cruz, Manager, certified that Annual Meeting notice was mailed to owners and posted as required by Florida Statutes 720.
- 5) **Minutes of December 2020 Annual Meeting:** Norma Prieto presented a motion for approval of the minutes of December 8, 2020, Annual Meeting. The motion was seconded by Lydia Torres and approved unanimously.
- 6) **Report of Officers:** An oral report by the Secretary, Lydia Torres. Oral reports by the Treasurer Catherine Collazo.
- 8) **Report of Committees:** The following committees presented oral reports:
  - Election Committee-Carol Horneck
- 9) **Public Comments:** A short period of time was allowed for comments from members during which members could speak on different subjects. No comments.

**10. Election of Directors:**

*Election Committee: Carol Horneck- Co-Chairman; Pat Gunther - Co-Chairman; Chris Purdy; Dick Horneck; Dotty Lennox; Esther Akins; Victor Meléndez,*

**11. Unfinished Business- None**

**12. Recess for Counting:** At 12:40 pm the President presented a motion to recess for counting. The motion was seconded and approved unanimously. A break was taken until 5:00 pm

**13. Election Results:** The Co-Chairman of the Election Committee Pat Gunter announced the results of the ballots counting:

Board of Director for the term of 2022:

Lydia Torres:	170 votes
Gerald Treder:	166 votes
Wayne Estes:	169 votes
Catherine Collazo:	170 votes
Evelyn Rivera:	167 votes

**14. Adjournment:** Meeting adjourned at 5:10 pm.

**Board of Directors Organizational Meeting**

Quorum was established with five (5) Board Directors presents. As a result of the organizational meeting the new Association's Officers were constituted as follows:

- Wayne Estes - President
- Gerald Treder - Vice President
- Catherine Collazo - Treasurer
- Lydia Torres – Secretary
- Evelyn Rivera- Director at Large

Organizational Meeting adjourned at 5:30 pm.



## LAKESHORE CLUB OF POLK COUNTY

### BOD OPEN MEETING MINUTES

December 16, 2020



- 1) **Board of Directors Present:** Wayne Estes, President, by phone: Gerald Treder, Vice-President, present Lydia Torres, Secretary, by phone, Cathy Collazo, Treasurer present, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 5:07 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (3) Board Directors present and (2) by phone.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 forty-eight (48) hours in advance.
- 5) **Approval of October 29, 2020 Open Board Meeting**  
Catherine Collazo, Treasurer presented a motion for approval of the minutes of October 29, 2020 Open Meeting. The motion was second by Wayne Estes, Present. All in favor. Motion carried.
- 6) **Budget 2021**  
Wayne Estes made a motion to approve the Budget for 2021. Catherine Collazo, second the motion. No discussion. Motion carried.
- 8) **New Business-**
  - Wayne Estes made a motion to have a **\$250.00 fine** to people that do not wear masks in Town Center and inside any room of the community. First Notice and a Fine on second violation. Wayne Estes, Jerry Treder and Evelyn Rivera voted yes and Lydia Torres and Catherine Collazo voted against the motion. Motion passed.
  - Open Facilities-** Jerry Treder made a motion to Open All Facilities and Office. Lydia Torres explained that she does not want to be responsible of what could happen in the community. Catherine Collazo said that she does not want to be responsible for anybody to get sick or die. Evelyn Rivera said that she agreed to open with restrictions. The community voted 23, yes and 9 no. Wayne Estes, Jerry Treder and Evelyn Rivera voted Yes, and Lydia Torres and Catherine Collazo voted No. Motion passed.
- 9) **Adjournment:** Jerry Treder, Vice-President made a motion to adjourn. Evelyn Rivera, second. All in favor. Meeting adjourned at 6:17 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD BUDGET MEETING MINUTES  
January 31, 2022**



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Lydia Torres, Secretary; Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 3:11 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 15 and 3 days in advance.
- 5) **Meeting Rules-** No meeting rules
- 6) **Approval of December 3, 2021, Open Meeting Minutes-** Gerald Treder, Vice-President made a motion to approve December 3, 2021, minutes. Evelyn Rivera, Director at Large second the motion. All in favor. Motion carried.
- 7) **Approval of Committees-** Wayne Estes, President made a motion to approve all committees and Board observers. Catherine Collazo, Treasurer second. All in favor motion carried.

Memorial- Gerald Treder, Observer  
Elections- Catherine Collazo, Observer  
Activities- Catherine Collazo, Observer  
Bingo- Catherine Collazo, Observer  
Concessions- Catherine Collazo, Observer  
Thrift Store- Lydia Torres, Secretary  
Library- Lydia Torres, Secretary  
Internal Audit- Members Roberto Torres and Marta Torres- Catherine Collazo, Observer  
Beautification- Member needs to be included- Evelyn Rivera, Observer  
ARB- Pedro Altieri only member of the committee.  
Wayne Estes made a motion to accept Pedro Altieri as a Chairman and any Board member to attend. Wayne Estes, Observer  
Lydia Torres, second the motion. All in favor. Motion carried.



**8) Approval of ECS Company Agreement:**

Gerald Treder, Vice-President made a motion to hire ECS Company. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**9) Approval Agreement Lovett & Company:** Wayne Estes, President made a motion to hire Lovett & Co. CPA. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**10) New Business:**

- **Approval of Expenses:**

- ✓ **Shaeffer Builders Car Wash Repair on the amount of \$11,640.00**

Wayne Estes, President, made a motion to approve the invoice. Gerald Treder second the motion. All in favor. Motion carried.

- ✓ **Shaefer Builders to dig around Building 2 sewer line to verify the main line on the amount of \$2, 328.00.**

Wayne Estes, President, made a motion to approve the invoice. Gerald Treder second the motion. All in favor. Motion carried.

- ✓ **Lake Cleaning- Wayne Estes, President explain the need of an excavator to clean the borders of the Lake.**

Wayne Estes, President, made a motion to spend \$4,000 on the excavator. Gerald Treder second the motion. All in favor. Motion carried.

**11) Adjournment:** Gerald Treder, Vice-President made a motion to adjourn. Catherine Collazo, Treasurer, second. All in favor. Motion Carried. Meeting adjourned at 3:41 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD BUDGET MEETING MINUTES  
April 21, 2022**



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Lydia Torres, Secretary; Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 3:10 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720 15 and 3 days in advance.
- 5) **Meeting Rules-** No meeting rules
- 6) **Approval of April 7, 2022, Open Meeting Minutes-** Evelyn Rivera, Director at Large made a motion to approve April 7, 2022, minutes. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.
- 7) **ARB Committee Member Approval-** Lydia Torres, Secretary, made a motion to accept Ruth Ann Godden as a member. Catherine Collazo, Treasurer second. All in favor motion carried.
- 8) **Approval of Broken Sewer Line Repair-** Wayne Estes, President explained that we have a quote for this repair of \$22,866.44. Catherine Collazo, Treasurer made a motion to accept the proposal of Gold Coast. Evelyn Rivera, Director at Large, second the motion. All in favor. Motion carried.
- 9) **New Business:**
  - **Approval recommendation from the Thrift Store to spend monies to purchase:**
    - Town Center umbrellas and benches for the community \$5,070.00  
Wayne Estes, President, made a motion to approve the \$5,070.00 from the Thrift Store Account. Gerald Treder second the motion. All in favor. Motion carried.
    - Solar Lights for the Fire Pit and Island Walk Path \$400.00  
Wayne Estes, President, made a motion to approve the \$400.00 from the Thrift Store Account. Gerald Treder second the motion. All in favor. Motion carried.
- 10) **Adjournment:** Gerald Treder, Vice-President made a motion to adjourn. Catherine Collazo, Treasurer, second. All in favor. Motion Carried. Meeting adjourned at 4: 06pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD BUDGET MEETING MINUTES  
May 25, 2022**



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present. Lydia Torres passed away.
- 2) **Call to Order:** Meeting was called to order at 6:02 P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Meeting Rules-** No meeting rules
- 6) **Approval of April 21, 2022, Open Meeting Minutes-** Evelyn Rivera, Director at Large made a motion to approve April 21, 2022, minutes. Wayne Estes, President second the motion. All in favor. Motion passed.
- 7) **ARB Committee Member Approval-** Wayne Estes, President, made a motion to accept Dorothy Lenox as a member. Catherine Collazo, Treasurer second. All in favor motion passed. Wayne Estes, President, made a motion to accept Jean Rygiel as a member. Gerald Treder, Vice-President second the motion. All in favor Motion passed.
- 8) **Adjournment:** Catherine Collazo made a motion to adjourn. Evelyn Rivera, Director at Large second. All in favor. Motion passed. Meeting adjourned at 6:09 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD BUDGET MEETING MINUTES  
June 15, 2022**



- 1) **Board of Directors Present:** Wayne Estes, President by phone Gerald Treder, Vice-President, present, Cathy Collazo, Treasurer, by phone, Evelyn Rivera, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 6:02 P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Meeting Rules-** No meeting rules
- 6) **Approval of May 25, 2022, Open Meeting Minutes-** Wayne Estes, President made a motion to approve May 25, 2022, minutes. Catherine Collazo second the motion. All in favor. Motion carried.
- 7) **Record Request Policy-** Gerald Treder, Vice-President explained that the Attorney created this policy for the Association. Every document needs to be requested following this policy. Wayne Estes, President, Gerald Treder, Vice-President, Catherine Collazo, Treasurer and Evelyn Rivera, Director at large vote in favor of this policy unanimously. All in favor motion carried.
- 8) **Lake Cleaning Contract-** Gerald Treder, Vice-President explained that we have two different proposals for the lake cleaning.
  - **One-time mechanical removal-**\$250.00 per hour to remove all the weeds and lilies. The estimate of hours is between 40 to 45 hours, but the Board decided where to clean. Wayne Estes, President made a motion to accept the quote from Applied Aquatics for this one time mechanical removal. Catherine Collazo second the motion. All in favor. Motion carried.
  - **Monthly Maintenance Quote-** Gerald Treder, Vice- President explained that Applied Aquatics gave us a quote for maintenance of the lake in the amount of \$585.00 monthly. Wayne Estes, President made a motion to approve the quote for maintenance of the Lake. Evelyn Rivera, Director at Large second. All in favor. Motion carried.
- 9) **New Business-** The Board amended the agenda to include New Business Evelyn Rivera, Director at Large wants to introduce Deborah Racan on the Beautification Committee. Wayne Estes made a motion to include Deborah Racan on the Beautification Committee. Evelyn Rivera second the motion. All in favor. Motion carried.
- 10) **Adjournment:** Wayne Estes made a motion to adjourn. Catherine Collazo, second. All in favor. Motion carried. Meeting adjourned at 6:15 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
November 2, 2022**



- 1) **Board of Directors Present:** Wayne Estes, President, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present, Gerald Treder, VP absent.
- 2) **Call to Order:** Meeting was called to order at 4:03 P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (3) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720, 14 days in advance.
- 5) **Approval of June 15, 2022, Open Meeting Minutes-** Evelyn Rivera, Director made a motion to approve June 15, 2022, minutes. Catherine Collazo second the motion. All in favor. Motion carried.
- 6) **ARB Rules & Regulations-** Wayne Estes, President explained that the Golf Carts regulations must be on the Common Ground Policy and removed from ARB Rules & Regulations.  
Wayne Estes, President made a motion to remove Golf Cart regulations from ARB Rules and Regulations and included on Common Grounds Policy. Catherine Collazo, Treasurer second the motion. All in favor. Motion passed.
- 7) **Finning Policy-** Wayne Estes, President explained that our attorney reviewed the policy.  
Wayne Estes made a motion to approve the finning policy. Evelyn Rivera, Director second the motion. All in favor. Motion passed.
- 8) **Common Grounds Policy-** Wayne Estes, President explained that reviewing the policy he found that the club Circle Street is a Polk County Road and needs to be removed from our Common Grounds Policy. Catherine Collazo, Treasurer, second the motion. All in favor. Motion carried.  
Wayne Estes, President made a motion to open the Laundry Room 24 hours for the residents with the key fob. Open to the public from 8:00am to 9:00pm and residents with key fob 24 hours. Evelyn Rivera, Director second the motion. All in favor. Motion carried.  
Wayne Estes, President made a motion to include on Page 6 #3 and #4 the wording with the prior approval of the BOD's. Wayne Estes, President made a motion to amend with the change and approve the Common Grounds Policy. Evelyn Rivera, Director second the motion. All in favor. Motion carried.
- 9) **Rental Policy-** Wayne Estes, President explains the changes on Page 2 #3 including if the renter skips a year a new background screening report would be required. Wayne Estes, President made a motion to accept the Rental and Leasing

Policy with the changes. Catherine Collazo second the motion. All in favor.  
Motion carried.

**10) BOD Organizational Meeting-** Wayne Estes, President informs that in absence our Secretary of the Board, Lydia Torres he proposes Evelyn Rivera as a Secretary of the Board. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**11)-** The Board amended the agenda to accept the Carlos Arias and Stone Claims Adjusters Agreements. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**12)Adjournment:** Wayne Estes made a motion to adjourn. Catherine Collazo, second. All in favor. Motion carried. The meeting adjourned at 5:17 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD BUDGET MEETING MINUTES  
November 16, 2022**



- 1) **Board of Directors Present:** Wayne Estes, President, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present, Gerald Treder, VP excused.
- 2) **Call to Order:** Meeting was called to order at 4:03 P.M.
- 3) **Certify a Quorum:** Quorum was certified with three (3) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720, 14 days in advance.
- 5) **Approval of November 2, 2022, Open Meeting Minutes-** Evelyn Rivera, Director made a motion to approve November 2, 2022, minutes. Catherine Collazo second the motion. All in favor. Motion carried.
- 6) **Budget 2023 -** Wayne Estes, President asks the Treasurer Catherine Collazo to explain the proposed 2023 Budget. Catherine Collazo, Treasurer explains each increase. Wayne Estes, President made a motion to accept and approve the adoption of the 2023 Budget as presented. The Budget reflects a \$20.00 increase. Evelyn Rivera, Secretary, second the motion. All in favor. Motion carried.
- 7) **Adjournment:** Wayne Estes made a motion to adjourn. Catherine Collazo, second. All in favor. Motion carried. The meeting adjourned at 4:37 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
November 2, 2022**



- 1) **Board of Directors Present:** Wayne Estes, President, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present, Gerald Treder, VP absent.
- 2) **Call to Order:** Meeting was called to order at 4:03 P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (3) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720, 14 days in advance.
- 5) **Approval of June 15, 2022, Open Meeting Minutes-** Evelyn Rivera, Director made a motion to approve June 15, 2022, minutes. Catherine Collazo second the motion. All in favor. Motion carried.
- 6) **ARB Rules & Regulations-** Wayne Estes, President explained that the Golf Carts regulations must be on the Common Ground Policy and removed from ARB Rules & Regulations.  
Wayne Estes, President made a motion to remove Golf Cart regulations from ARB Rules and Regulations and included on Common Grounds Policy. Catherine Collazo, Treasurer second the motion. All in favor. Motion passed.
- 7) **Finning Policy-** Wayne Estes, President explained that our attorney reviewed the policy.  
Wayne Estes made a motion to approve the finning policy. Evelyn Rivera, Director second the motion. All in favor. Motion passed.
- 8) **Common Grounds Policy-** Wayne Estes, President explained that reviewing the policy he found that the club Circle Street is a Polk County Road and needs to be removed from our Common Grounds Policy. Catherine Collazo, Treasurer, second the motion. All in favor. Motion carried.  
Wayne Estes, President made a motion to open the Laundry Room 24 hours for the residents with the key fob. Open to the public from 8:00am to 9:00pm and residents with key fob 24 hours. Evelyn Rivera, Director second the motion. All in favor. Motion carried.  
Wayne Estes, President made a motion to include on Page 6 #3 and #4 the wording with the prior approval of the BOD's. Wayne Estes, President made a motion to amend with the change and approve the Common Grounds Policy. Evelyn Rivera, Director second the motion. All in favor. Motion carried.
- 9) **Rental Policy-** Wayne Estes, President explains the changes on Page 2 #3 including if the renter skips a year a new background screening report would be required. Wayne Estes, President made a motion to accept the Rental and Leasing



Policy with the changes. Catherine Collazo second the motion. All in favor.  
Motion carried.

**10) BOD Organizational Meeting-** Wayne Estes, President informs that in absence our Secretary of the Board, Lydia Torres he proposes Evelyn Rivera as a Secretary of the Board. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**11)-** The Board amended the agenda to accept the Carlos Arias and Stone Claims Adjusters Agreements. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**12)Adjournment:** Wayne Estes made a motion to adjourn. Catherine Collazo, second. All in favor. Motion carried. The meeting adjourned at 5:17 pm.



**LAKESHORE CLUB OF POLK COUNTY  
HOMEOWNERS ASSOCIATION, INC.**

**ANNUAL MEMBERSHIP MEETING  
Tuesday, December 13, 2022**

**Time of Meeting: 11:00 AM E.T.**

**Location: Town Center Auditorium**

500 A Club Circle

Lakeshore FL, 33854

**MEETING MINUTES**

- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice President; Catherine Collazo, Treasurer, Evelyn Rivera-Miranda, Secretary present.  
**Guests:** Darren Freeman, Owner, Freeman Security; Michellette Ramos, Don Asher & Associates
- 2) **Call to Order:** Wayne Estes, President, called to order at 11:30 am.
- 3) **Statement of Quorum:** Quorum was established with 287 ballots received and 282 certified as eligible.
- 4) **Proof of Notice:** Sandra I. Cruz, Manager, certified that Annual Meeting notice was mailed to owners and posted as required by Florida Statutes 720.
- 5) **Minutes of December 14, 2021, Annual Meeting:** Jerry Treder, presented a motion for approval of the minutes of December 14, 2020, Annual Meeting. The motion was seconded by Cathy Collazo and approved unanimously.
- 6) **Report of Officers:**
  - Cathy Collazo, HOA Treasurer, gave a financial statement and approved 2023 budget report.
- 7) **Report of Committees:** The following committees presented oral reports:
  - Election Committee: Pat Gunther gave a report of the Elections Committee
  - Ruth Ann Godden gave an annual report on the Thrift Store Committee
  - Memorial Wall Committee: a report on the upgrades was presented by Emily Sincup: wall and stones were pressured washed, 22 new back boards, stainless steel screws and bolts installed, anchors and river rocks installed, benches were washed and painted, thanks to the volunteers Emily Sincup, Jerry Treder and Paul Zitzman, also called for more volunteers in 2023
  - Green Book Committee: presented by the Chairman, Aurelio Rios and read by the HOA Secretary, Evelyn Rivera-Miranda: members Pedro Altieri, Francisco Cosme, Marta

### **Board of Directors Organizational Meeting**

Meeting call to order at 6:05pm

The Quorum was established with five (5) Board Directors presents. As a result of the organizational meeting the new Association's Officers were constituted as follows:

- Wayne Estes - President
- Gerald Treder - Vice President
- Catherine Collazo – Treasurer
- Evelyn Rivera-Miranda, Secretary
- Mary Krauss, Director at Large



**LAKESHORE CLUB OF POLK COUNTY**  
**BOD OPEN MEETING MINUTES**  
**January 12, 2023**



- 1) **Board of Directors Present:** Wayne Estes, President, Gerald Treder, Vice-President, Evelyn Rivera, Secretary, Catherine Collazo, Treasurer, Mary Krauss, Director at Large, present.
- 2) **Call to Order:** Meeting was called to order at 6:04 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720., 48 hours in advance.
- 5) **Meeting Rules-** No meeting rules
- 6) **Approval of November 16, 2022, Budget Meeting Minutes-** Gerald Treder, Vice-President made a motion to approve November 16, 2022, minutes. Evelyn Rivera, Secretary second the motion. All in favor. Motion passed.
- 7) **Approval of Pool Heaters-** Wayne Estes, President explained the necessity to buy two heaters, one for the pool and one for the spa in the amount of \$10,523.77. Wayne Estes, President made a motion to approve the purchase and pay it with the Thrift Store monies following the recommendations of the Committee. Gerald Treder, Vice-President second the motion. All in favor. Motion passed.
- 8) **Committees Approval-** Wayne Estes, President explained that the Fines Committee is approved with only two members because the other volunteers are related to an officer, or an employee of the Association and Conflict of Interest is not permitted. Internal Audit Committee is approved with only two members because husband & wife cannot be in the committee.  
Wayne Estes, President made a motion to approve Emileen Sincup and Chris Purdy on the Fines Committee.  
Catherine Collazo, Treasurer second the motion. All in favor. Motion passed.  
Wayne Estes, President Made a motion to approve Dick Horneck and Isaura Castellanos on the Internal Audit Committee. Mary Krauss, Director second the motion. All in favor motion passed.  
All the other committees are approved with all the members signed.
- 9) **FOB-** Wayne Estes, President explained the how the system works and how we can control the system. Also explained that we can shut off a key fob given by the owner to another person. All Board Members explained their positions except Gerald Treder and agreed in enforcing the rules checking the cameras in the Pool and Town Center during business hours. He asked for consensus with the homeowners present and recommended the cost of \$15.00 for the second fob. Wayne Estes, President, made a motion to approve the second fob on the amount of \$15.00.  
Gerald Treder, second the motion. Catherine Collazo, Treasurer and Evelyn Rivera, Secretary did

not approve it and Wayne Estes, President, Gerald Treder, Vice-President and Mary Krauss, Director approve it. Three in favor. Motion passed.

- 10) Fob System Town Center-** Wayne Estes, President again explained that we have a key fob system we can control the hours in rooms to be locked in the use of the residents and the time. Wayne Estes, President made a motion to open and close with key fob as follows:

- Laundry- locked at 9:00pm and open for residents only with key fob 24 hours.
- Gym, Seaside, Palms and Game Room- Open with key fob from 8:00am to 9:00pm only.

Wayne Estes, President made a motion to approve the use of the facilities in those hours. Gerald Treder, second. All in favor. Motion passed.

- 11) Water Shut Down on Buildings-** Wayne Estes, President explained that we have the situation when we have a clogged sanitary pipe, we ask the residents not to use the bathroom or the water and they ignore it, this causes the maintenance employee to get dirty with sewage. He recommends in emergencies the sewer line to be shut down without notification.

Wayne Estes, President made a motion to shut down water without notification to the residents in emergencies with the sewer lines. All in favor. Motion passed.

- 12) Marina Repair-** Wayne Estes, President thanks maintenance employees and volunteers for helping the Association save \$189,985.00 spending only \$14, 052.00 to repair the marina.

Wayne Estes made a motion to approve the use of \$14, 052.00 from the pooled reserve to pay for the dock's repairs. All in favor. Motion passed.

- 13) Thrift Store A/C-** Wayne Estes explained that the Thrift Store A/C is very old and it's not working properly.

Wayne Estes made a motion to take \$6,000.00 from the Thrift Store Account to replace the A/C.

Gerald Treder, second the motion. Catherine Collazo and Mary Krauss say no. Evelyn Rivera, Wayne Estes, and Gerald Treder say yes. Motion carried.

**14) New Business:**

Mary Krauss, Director at Large made a motion to open the Gym at 7:00am with the key fob and not at 8:00am with a sign on the door to sanitize ourselves and at your own risk.

Wayne Estes, Gerald Treder, Evelyn Rivera approved of it, and Catherine Collazo did not approve it\*. Motion carried.

- 15) Adjournment:** Gerald Treder, VP made a motion to adjourn. Mary Krauss, second. All in favor. Motion passed. The meeting adjourned at 8:03 pm.



## LAKESHORE CLUB VILLAS OF POLK COUNTY

### Board of Directors Meeting Minutes

February 8, 2023



- 1) **Board of Directors Present:** Wayne Estes, President; Gerald Treder, Vice-President; Evelyn Rivera-Miranda, Secretary; Catherine Collazo, Treasurer; Mary Krauss, Director at Large, PRESENT.
- 2) **Call to Order:** meeting was called to order at 6:01 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Meeting Rules:** No meeting rules
- 6) **Approval of January 12, 2023, Open Meeting Minutes** – Wayne Estes made a motion to approve January 12, 2023, minutes. Jerry Treder seconded the motion. All in favor. Motion carried.
- 7) **Immediate Fines** – Wayne Estes explained that residents continue to leave furniture, open boxes and filling the dumpsters with items that do not belong in the dumpster. He also explained that immediate fines need to be imposed for \$100 per day with a maximum of \$1,000.00, with five (5) days to pay the fine.  
Cathy Collazo explained that immediate fines need to be imposed to those homeowners that are not complying with background screenings whenever they have tenants, live-in guests or family or purchasing homes in cash without a title company's required documentation.  
Wayne Estes made a motion to approve the immediate fines, \$100 daily with a maximum of \$1000 for overloading the dumpster and not complying with background screenings. Cathy Collazo seconded the motion. All in favor. Motion carried.  
  
At this point, Treasurer Cathy Collazo and Manager Sandra Cruz were excused due to previous commitments.
- 8) **Open Session for Residents:**
  - a. A homeowner has requested a larger, striped area from the sidewalk entrance to the parking lot for easier access, especially for the disabled or walking impaired residents.  
**ACTION: to be scheduled with maintenance**

**LAKESHORE CLUB VILLAS OF POLK COUNTY**  
**Board of Directors Meeting Minutes**  
**February 8, 2023**  
**Page 2/2**

- b. A homeowner asked about maintenance treating the ant problem we have around the community.

**ACTION: to be coordinated with maintenance**

- c. A homeowner asked about longer hours for the pool/spa since it is closing too soon at dusk and some owners would like to enjoy it later at night.

**ACTION: to be discussed at the next Board meeting**

- d. Lake sidewalk numbers: homeowners Pat Gunter and Rick Becken suggested this initiative and will take on this job of painting numbers on every section of the lake sidewalk. Office needs to purchase fluorescent yellow paint, brushes, and stencils to get this job started.

**ACTION: to be scheduled with maintenance**

- e. POA Raul Jimenez asked about the shuffleboard sticks and how they will be stored, either locked/unlocked room and if residents will have access to them during the year.

**ACTION: to coordinate with the shuffleboard leader, Fred Ratzel**

- f. Car wash: Jerry Treder presented a motion to have the chain around the car wash permanently removed and have car wash access 24/7, Wayne seconded this motion; vote was presented to the remaining Board members, Evelyn and Mary, and this motion was voted approved. Motion carried.

**ACTION: car wash chain to be removed effective February 9<sup>th</sup>, 2023**

**With no more agenda items or owner's concern, a motion was made by Jerry Treder to adjourn, and Wayne Estes seconded this motion: 6:53PM**



## LAKESHORE CLUB VILLAS OF POLK COUNTY

### Board of Directors Meeting Minutes

April 10, 2023



- 1) **Board of Directors Present:** Wayne Estes, President; Evelyn Rivera-Miranda, Secretary; Catherine Collazo, Treasurer; Mary Krauss, Director at Large.  
Jerry Treder, Vice President, excused. Office Manager, Sandra Cruz was on vacation.
- 2) **Call to Order:** meeting was called to order at **5:08 P.M.**
- 3) **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- 4) **Proof of Notice:** Evelyn Rivera-Miranda, HOA Secretary, certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Meeting Rules:** No meeting rules
- 6) **Approval of February 8, 2023, Open Meeting Minutes** – Mary Krauss made a motion to approve February 8, 2023, minutes. Evelyn Rivera-Miranda seconded the motion. All in favor. Motion carried.
- 7) **Renewal Insurance Proposal** – Wayne Estes explained the proposal received from our insurance broker for the Association's 2023-2024 LCV of Polk County insurance: values, coverages, commercial liability, premiums, etc.  
A motion was made by Mary Krauss to accept and authorize the President, Wayne Estes, to sign and return the proposal before the due date of **April 15, 2023**. Evelyn Rivera-Miranda seconded the motion. All in favor. Motion carried.
- 8) **Open Session for Residents:**  
A very extensive session of questions and answers followed with the main points detailed as follows:  
  
A special assessment estimated at \$115.80, payable within three (3) months to absorb the cost of the new insurance, which increased 81% for the new period, and to cover the months of April – Dec 2023. 2024 proposed budget and any future increases, if any, will be discussed at the budget meeting scheduled for October 2023.  
  
Among the many issues discussed regarding the new insurance were non-payment of assessments, homes and property evaluations and values, individual homeowner's insurance, various coverages and what would be included, increased cost of the insurance, Florida insurance situation, etc.  
Wayne Estes explained that all these issues have been discussed and will be reviewed again in the next couple of months with the Board looking into all options possible.
- 9) **New Business:** Main Office Entrance Sign  
Mary Krauss made a motion to complete and approve the cost of \$750 for a new sign to be erected at the main office entrance. Vendor is Gulf State Signs in Winter Haver. Wayne Estes seconded the motion. All in favor. Motion carried.
- 10) **Adjournment**  
A motion was made by Cathy Collazo to adjourn, and Evelyn Rivera-Miranda seconded this motion: **6:31PM**





## LAKESHORE CLUB VILLAS OF POLK COUNTY

### Board of Directors Meeting Minutes

May 3, 2023



- 1) **Board of Directors Present:** Wayne Estes, President by phone; Gerald Treder, Vice-President, Evelyn Rivera-Miranda, Secretary; Catherine Collazo, Treasurer; Mary Krauss, Director at Large present.
- 2) **Call to Order:** the meeting was called to order at **6:05 P.M.**
- 3) **Certify a Quorum:** Quorum was certified with four (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, HOA Manager, certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Meeting Rules:** No meeting rules
- 6) **Approval of April 7, 2023, Open Meeting Minutes** – Catherine Collazo, Treasurer made a motion to approve April 7, 2023, minutes. Mary Krauss, Director at Large seconded the motion. All in favor. Motion carried.
- 7) **Special Assessment** – Gerald Treder, Vice President explained the process for the Special Assessment to be started. The attorney will redact the Meeting Notice. This notice will be sent 20 days in advance of the Special Assessment Meeting.  
Mary Krauss, Director at Large, made a motion to proceed with the Special Assessment process. Catherine Collazo, Treasurer, seconded the motion. All in favor. Motion carried.
- 8) **Sale of a Lakeshore Unit:**  
Gerald Treder, Vice President explained the process for the silent auction and let homeowners know that the attorney of Lakeshore Club is going to be involved in the process and create the letter to be sent to the homeowners with the starting bit amount and explained that the Board of Directors have the right to refuse one or all the bits specialty if the homeowner is not in good standing with the Association.  
  
Catherine Collazo, Treasurer made a motion to sale the unit in a silent bit including a minimum amount to start the bit. Marie Krauss second the motion. All in favor. Motion carried.
- 9) **New Business:**  
  
Evelyn Rivera, Secretary made a motion to buy a mower needed for maintenance. The amount is \$15, 420.00. Marie Krauss, Director at Large, second the motion. Motion carried.
- 10) **Adjournment**  
A motion was made by Wayne Estes, President to adjourn, and Gerald Treder, Vice-President seconded the motion. Meeting adjourns at 6:54 pm.



## LAKESHORE CLUB VILLAS OF POLK COUNTY

### Board of Directors Meeting Minutes

May 31, 2023



- 1) Board of Directors Present: Wayne Estes, President by phone; Gerald Treder, Vice-President, Evelyn Rivera-Miranda, Secretary; Catherine Collazo, Treasurer; Mary Krauss, Director at Large present.
- 2) **Call to Order:** the meeting was called to order at 6:02 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 20 days in advance.
- 5) **Meeting Rules:** Gerald Treder, Vice-President read the meeting rules in English. Evelyn Rivera, Secretary read the meeting rules in Spanish.
- 6) **Approval of May 3, 2023, Open Meeting Minutes** — Evelyn Rivera, Secretary made a motion to approve May 3, 2023, minutes. Mary Krauss, Director at Large seconded the motion. All in favor. Motion carried.
- 7) **Unfinished Business-** Gerald Treder, Vice -President explained that the appointed person to continue the Internal Audit 2022 is up north, and we need a person to replace him and complete the Internal Audit with Isaura Castellanos. Mary Krauss, Director at Large, made a motion to approve Marta Torres as a member of the Internal Audit Committee and as a chairperson.  
Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.
- 8) **Special Assessment** — Gerald Treder, Vice President explained that the purpose of this meeting is to approve the special assessment that the Board is recommending; the reason for the assessment is to cover our financial responsibility with the property insurance which increased 81% for the Apr 2023-Apr 2024 renewal period. 2023 approved budget considered an increase of approximate 15% and was budgeted at \$201,000.00 but the increase was 81% at \$382,000.00; we are short on the budget by approximately \$180,000.00 therefore a one-time special assessment is required to cover the months of April-December 2023. The remaining balance for the months of Jan-April 2024 will be discussed during the yearly Budget meeting in October 2023. The special assessment of \$275 per unit can be paid as a lump sum or in increments but it is due by September 1<sup>st</sup>, 2023. The assessment accounting will be processed through Don Asher in the same way as the monthly HOA fees and will be added to all the owner's accounts.  
Cathy Collazo, Treasurer made a motion to approve a onetime special assessment in the amount of \$275.00 for the property insurance increase. Motion seconded by Wayne Estes, President.
- 9) **Adjournment**  
A motion was made by Wayne Estes, President to adjourn, and Catherine Collazo, Treasurer seconded the motion. The meeting adjourns at 6:59 pm.



## LAKESHORE CLUB VILLAS OF POLK COUNTY

### Board of Directors Meeting Minutes

June 8, 2023



- 1) Board of Directors Present: Wayne Estes, President by phone; Gerald Treder, Vice-President, Evelyn Rivera-Miranda, Secretary; Catherine Collazo, Treasurer; Mary Krauss, Director at Large present.
- 2) **Call to Order:** the meeting was called to order at 6:02 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 20 days in advance.
- 5) **Meeting Rules:** No meeting rules.
- 6) **Approval of May 31, 2023, Special Meeting Minutes** — Catherine Collazo, Treasurer made a motion to approve May 31, 2023, special meeting minutes. Mary Krauss, Director at Large seconded the motion. All in favor. Motion carried.
- 7) **Report of officers-** No reports of officers.
- 8) **Unfinished Business-**

Mary Krauss, Director at Large, made a motion to amend the Solar Panel Policy.

#### **Under Certification and permits:**

Upon approval of the solar power system installation application, applicant must submit the following information and documents:

- All applicable permits from Lakeshore and Polk County,
- Agreement or consent from Peace River Electric Cooperative,
- Name and certifications from the State of Florida of the company doing the installation,
- Individual owner insurance company, letter of coverage to go into effect at the initiation of the project. Insurance must include Personal Liability Protection (PLP) coverage of at least \$250,000.00 for Tier 1 (Regular Unit) solar power and \$1,000,000.00 for Tier 2 or higher (Larger Unit).

Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**Electric Vehicle Charging Policy** — Mary Kraus made a motion to amend the Electric Vehicle Charging Policy including the cost to record the changes in Polk County Property Appraisal. Gerald Treder, Vice President explained that we must approve the original policy sent by the attorney and then send the changes to the attorney for their review.

Mary Krauss amended the motion to approve the original Electrical Vehicle Charging Station Policy and the amendments were put on hold until the attorney reviewed the changes. Catherine Collazo, Treasurer seconded the motion. All in favor. Motion carried.

**Lakeshore Unit Sale**

Catherine Collazo, Treasurer made a motion to approve sending a letter to the homeowners in a sealed bid. The Board discussed the initial bid and agreed to start at \$45,000.00. Closing cost is 50% between the Association and 50% the buyer. The bids must be received at the Lakeshore Office no later than 4:00pm on 07/31/2023 and mailed via certified mail or courier if proof of delivery is requested. Bids will be inside a sealed envelope marked "Sealed Bid Villa 3027."

The bids will be opened in an Open BOD's Meeting scheduled for 8/3/2023 at 6:00 pm in the Multipurpose Room. The payment is due 30 days after closing by 9/1/2023.

**9) Adjournment**

A motion was made by Wayne Estes, President to adjourn, and Catherine Collazo, Treasurer seconded the motion. The meeting adjourns at 7:01 pm.



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Meeting Minutes  
June 19, 2023



- 1) Board of Directors Present: Wayne Estes, President by phone; Gerald Treder, Vice-President, Evelyn Rivera-Miranda, Secretary; Mary Krauss, Director at Large present, Catherine Collazo, Treasurer, excused.
- 2) **Call to Order:** the meeting was called to order at 6:03 P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 20 days in advance.
- 5) **Meeting Rules:** No meeting rules.
- 6) **Approval of June 8, 2023, Meeting Minutes—** Gerald Treder, Vice President made a motion to approve June 8, 2023, meeting minutes. Mary Krauss, Director at Large seconded the motion. All in favor. Motion carried.
- 7) **Aclus Engineering, LLC Agreement**  
Jerry Treder, Vice President explained the process for application with USDA for funding, either through a loan or a grant to rehabilitate or replace the deteriorating main sewer lines from manhole to manhole. Also, he explained that the Association needs an expert engineer to help create the reports and the process with the USDA. Wayne Estes, President made a motion to pay \$35,000.00 from the Reserve Account to Aclus Engineering. Mary Krauss seconded the motion. All in favor. Motion carried.
- 8) **New Business-** No new business
- 9) **Adjournment**  
A motion was made by Marie Krauss, Director at Large to adjourn, and Evelyn Rivera, Secretary, seconded the motion. The meeting adjourns at 6:41 pm.



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Meeting Minutes  
September 21, 2023



- 1) Board of Directors Present: Wayne Estes, President by phone and Gerald Treder, Vice President; Catherine Collazo, Treasurer; Evelyn Rivera-Miranda, Secretary; and Mary Krauss, Director at Large, present.
- 2) **Call to Order:** the meeting was called to order at 6:00 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 20 days in advance.
- 5) **Meeting Rules:** No meeting rules.
- 6) **Approval of August 3, 2023, Meeting Minutes—** Evelyn Rivera, Secretary made a motion to approve August 3, 2023, meeting minutes. Mary Krauss, Director at Large seconded the motion. All in favor. Motion carried.
- 7) **Report of Officers-**
  - Mary Krauss, Director at Large report that we continue with the USDA and Daniel Magro, Engineer working on the application and will be submitted in November 2023.
  - Evelyn Rivera, Secretary, reports that she can do research about trail cameras for waste containers.
  - Catherine Collazo, Treasurer reports that in October she will start working with the Budget.
- 8) **Unfinished Business- Bills to Pay**
  - **Best Tech** – Repair the collapsed sewer line back of Building 31 at a cost of \$28,632.50. Mary Krauss, Director at Large, made a motion to approve the \$28,632.50 to repair the sewer line. Wayne Estes, President seconded the motion. All in favor. Motion carried.
  - **Pool Pump-** Replace the pool pump in the amount of \$3,200.00 and maintenance installed. Catherine Collazo, Treasurer made a motion to approve the \$3,200.00 to replace the pool pump. Wayne Estes, President seconded the motion. All in favor. Motion carried.
  - **Fob System-** Gerald Treder explains that with the recent lightning here in Lakeshore three boards from the key fob system were damaged and need a replacement at a cost of \$4,555.00. Evelyn Rivera, Secretary made a motion to approve \$4,555.00 to replace the boards on the key fob system. Catherine Collazo, Treasurer seconded the motion. All in favor. Motion carried.



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Meeting Minutes  
October 18, 2023



- 1) Board of Directors Present: Wayne Estes, President, Gerald Treder, Vice President; Catherine Collazo, Treasurer, Evelyn Rivera-Miranda, Secretary and Mary Krauss, Director at Large, present.
- 2) **Call to Order:** the meeting was called to order at 6:02 P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 20 days in advance.
- 5) **Meeting Rules:** No meeting rules.
- 6) **Approval of September 21, 2023, Meeting Minutes—** Mary Krauss made a motion to approve September 21, 2023, meeting minutes. Evelyn Rivera seconded the motion. All in favor. Motion carried.
- 7) **Village Greens Sewer Lines-** Wayne Estes, President asked Mary Krauss, Director at Large to explain the findings and solutions to continue with the application for USDA Grant/Loan. Mary Krauss, Director at Large explained that to continue with the application we need to charge Village Greens Apartments for sewer use, because this community is connected to our sewer lines and needs to pay for this service. The solution is to charge Gold Coast Utility Co. or Village Greens Apartment directly. **On hold until the next meeting.**
- 8) **Acceptance of Insurance Ian Claim-** Wayne Estes, President explained that the Insurance Co. send a check on the \$10,000.00 as a settlement for Hurricane Ian. Also, he explained that the Association has 1 year to submit any additional evidence of damage to be evaluated. Wayne Estes Made a motion to accept the \$10,000.00 for the Hurricane Ian Claim. Gerald Treder, Vice-President seconded the motion. Four Board Members in favor. Catherine Collazo, Treasurer not in favor. Motion passed.
- 9) **Pool Heater-** Wayne Estes explained that we need another heater in the pool, because the one installed is running at 30% only. On hold for further meeting.
- 10) Non-profit fund raising- Evelyn Rivera, Secretary is asking for authorization to start planning an activity in the pod near the parking lot for a nonprofit activity created for "Remove the Barriers" to collect funds for a water park for people with disabilities. On hold until further meeting.
- 11) Announcements
  - New law starting October 1, 2023- Meeting agendas need to be posted with the voting points only.
  - Water leaves open in plants overnight and the water bill is growing.
  - Dumpster- If residents keep putting wrong items on the dumpsters, the option is to cut this expense and every resident needs to put his own trash can in the street for the county to pick it up.
  - Pool opens at nights- Discussion about volunteer washing and pros and cons.
- 12) **Adjournment**

A motion was made by Wayne Estes, President to adjourn, and Catherine Collazo, Treasurer, seconded the motion. All in favor. The meeting adjourns at 7:00 pm.



**LAKESHORE CLUB OF POLK COUNTY  
BOD OPEN MEETING MINUTES  
November 2, 2022**



- 1) **Board of Directors Present:** Wayne Estes, President, Cathy Collazo, Treasurer, Evelyn Rivera, Director at Large, present, Gerald Treder, VP absent.
- 2) **Call to Order:** Meeting was called to order at 4:03 P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (3) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM certified that the meeting notice was posted as required by Florida Statutes 720, 14 days in advance.
- 5) **Approval of June 15, 2022, Open Meeting Minutes-** Evelyn Rivera, Director made a motion to approve June 15, 2022, minutes. Catherine Collazo second the motion. All in favor. Motion carried.
- 6) **ARB Rules & Regulations-** Wayne Estes, President explained that the Golf Carts regulations must be on the Common Ground Policy and removed from ARB Rules & Regulations.  
Wayne Estes, President made a motion to remove Golf Cart regulations from ARB Rules and Regulations and included on Common Grounds Policy. Catherine Collazo, Treasurer second the motion. All in favor. Motion passed.
- 7) **Finning Policy-** Wayne Estes, President explained that our attorney reviewed the policy.  
Wayne Estes made a motion to approve the finning policy. Evelyn Rivera, Director second the motion. All in favor. Motion passed.
- 8) **Common Grounds Policy-** Wayne Estes, President explained that reviewing the policy he found that the club Circle Street is a Polk County Road and needs to be removed from our Common Grounds Policy. Catherine Collazo, Treasurer, second the motion. All in favor. Motion carried.  
Wayne Estes, President made a motion to open the Laundry Room 24 hours for the residents with the key fob. Open to the public from 8:00am to 9:00pm and residents with key fob 24 hours. Evelyn Rivera, Director second the motion. All in favor. Motion carried.  
Wayne Estes, President made a motion to include on Page 6 #3 and #4 the wording with the prior approval of the BOD's. Wayne Estes, President made a motion to amend with the change and approve the Common Grounds Policy. Evelyn Rivera, Director second the motion. All in favor. Motion carried.
- 9) **Rental Policy-** Wayne Estes, President explains the changes on Page 2 #3 including if the renter skips a year a new background screening report would be required. Wayne Estes, President made a motion to accept the Rental and Leasing



Policy with the changes. Catherine Collazo second the motion. All in favor.  
Motion carried.

**10)** BOD Organizational Meeting- Wayne Estes, President informs that in absence our Secretary of the Board, Lydia Torres he proposes Evelyn Rivera as a Secretary of the Board. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**11)-** The Board amended the agenda to accept the Carlos Arias and Stone Claims Adjusters Agreements. Catherine Collazo, Treasurer second the motion. All in favor. Motion carried.

**12)Adjournment:** Wayne Estes made a motion to adjourn. Catherine Collazo, second. All in favor. Motion carried. The meeting adjourned at 5:17 pm.



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Budget Meeting Minutes  
November 30, 2023



- 1) **Board of Directors Present:** Wayne Estes, President, Gerald Treder, Vice President, Evelyn Rivera-Miranda, Secretary and Mary Krauss, Director at Large, present and Catherine Collazo, Treasurer, excused.
- 2) **Call to Order:** the meeting was called to order at 4:00 P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 14 days in advance.
- 5) **Meeting Rules:** No meeting rules.

- 6) **Approval of October 18, 2023, Meeting Minutes-** Wayne Estes, President made a correction to the minutes from the October 18, 2023, meeting.

- **Pool Heater:** Corrected to read "the older heater was running at approximately 30% capacity only.
- The Board will talk to the Thrift Store Committee to recommend using the monies from the Thrift Store Account to buy a new heater.

Gerald Treder made a motion to approve the meeting minutes with corrections. Evelyn Rivera seconded the motion. All in favor. Motion passed.

- 7) **2024 Budget-** Wayne Estes, President explained the reason for the increases and decreases on the budget to the homeowners present and answer all the questions regarding the same and explained that the Board was working on the budget for a few weeks and the new monthly payment amount is \$290.00.

Gerald Treder, Vice-President made a motion to approve the 2024 Budget. Wayne Estes, President seconded. All in favor. Motion passed.

- 8) **Adjournment**

A motion to adjourn was made by Gerald Treder, Vice-President to adjourn, and Mary Krauss, Director at Large, seconded the motion. All in favor. The meeting adjourns at 5:24 pm.



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Open Meeting Minutes  
December 4, 2023



- **Board of Directors Present:** Wayne Estes, President, Gerald Treder, Vice President, Evelyn Rivera-Miranda, Secretary and Mary Krauss, Director at Large, present and Catherine Collazo, Treasurer, excused.
- **Call to Order:** the meeting was called to order at 7:00 P.M.
- **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, more than 48 hours in advance.
- **Meeting Rules:** No meeting rules.
- **Approval of November 30, 2023, Budget Meeting Minutes-** Gerald Treder made a motion to approve the meeting minutes for November 30, 2023, Budget Meeting Minutes and to approve the corrected minutes of October 18/2023. Evelyn Rivera, Secretary seconded the motion. All in favor. Motion passed.
- **ARB Denial-** Wayne Estes, President explained that since November 2021, we have a legal case due to the pandemic and the absence of an ARB Committee and the Board taking control of this Committee with a volunteer. Evelyn Rivera, Secretary read part of the communication with homeowners and the information will be attached to this minute.  
Wayne Estes, President, made a motion to deny the ARB Application from Unit 4709 Club Circle, received on 11/8/2021, to install a stone wall in front of the unit. Gerald Treder, Vice-President seconded. All in favor. Motion passed.  
Wayne Estes, President explained that the Board received another application on 11/17/2021 for a screen enclosure in front of the unit to cover the stone wall.  
Wayne Estes, President made a motion to deny the application for a screen enclosure in front of the unit to cover the stone wall. Gerald Treder, Vice-president seconded the motion. All in favor. Motion passed.
- **USDA Application-** Mary Krauss, Director at Large and Evelyn Rivera, Secretary explained the process and their zoom meeting today with the engineer, Daniel Magro. Q&A session regarding the current sewer conditions and the options we have for the replacement of the sewer system. He recommends the most feasible and least expensive options and the application submittal.

Gerald Treder, Vice-President made a motion to submit the application to USDA. Wayne Estes, President seconded the motion. All in favor. Motion passed.

- **Lean-to for maintenance equipment-** Wayne Estes, President explained that a lean-to storage is needed to protect all the maintenance equipment, to be build inside the shop; we got a verbal quote from Dale's Aluminum from \$10K to \$8K, but if can get used panels the price will go down to \$5K.  
Wayne Estes, President made a motion to spend \$8,000.00 from the Thrift Store Account to build the lean-to storage. Gerald Treder seconded. All in favor. Motion passed.
- **Adjournment-** A motion to adjourn was made by Mary Krauss, Director at Large, Evelyn Rivera, Secretary seconded the motion. All in favor. The meeting adjourns at 7:46 pm.



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Open Meeting Minutes  
January 5, 2024



- **Board of Directors Present:** Wayne Estes, President, Gerald Treder, Vice President, Evelyn Rivera-Miranda, Secretary, Cathy Collazo, Treasurer and Mary Krauss, Director at Large.
- **Call to Order:** the meeting was called to order at 4:05 P.M.
- **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- **Proof of Notice:** In the absence of the Property Manager, Evelyn Rivera-Miranda, Secretary, certified that the meeting notice was posted as required by Florida Statutes 720, more than 48 hours in advance.
- **Approval of December 4, 2023, Meeting Minutes-** Motion to approve by Jerry Treder, seconded by Evelyn Rivera-Miranda. All in favor. Motion passed.
- **Committees Approval and BOD's Observers:** The 2024 Committees were approved with their respective Board Observers as follows:
  - Activities: Mary Krauss
  - ARB: Wayne Estes
  - Beautification: Evelyn Rivera-Miranda
  - Bingo and Bingo Concession: Mary Krauss
  - Elections: Mary Krauss
  - Green Book: Evelyn Rivera-Miranda
  - Internal Audit: Evelyn Rivera-Miranda
  - Maintenance: Wayne Estes
  - Memorial: Jerry Treder
  - Thrift Store: Mary Krauss
  - Violations/Fines: Evelyn Rivera-Miranda

Wayne Estes informed that residents not on the original volunteer lists and that would like to join the committees can do so and they will be automatically added, if eligible. Also, if an appointed Board member cannot be present at a committee meeting, another Board member can fill in for him/her. Motion to approve by Mary Krauss, seconded by Evelyn Rivera-Miranda. All in favor. Motion carried.

- **COVID Cleaning Fee-** Wayne Estes explained that the Covid pandemic is in control and therefore the Covid cleaning fee will be removed from the rental room fees. Motion to approve by Evelyn Rivera-Miranda, seconded by Jerry Treder. All in favor. Motion carried.



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Meeting Minutes  
February 7, 2024



- 1) Board of Directors Present: Wayne Estes, President, Gerald Treder, Vice President; Catherine Collazo, Treasurer, Evelyn Rivera-Miranda, Secretary and Mary Krauss, Director at Large, present.
- 2) **Call to Order:** the meeting was called to order at 7:05P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 20 days in advance.
- 5) **Approval of January 5, 2024, Meeting Minutes—** Motion to approve meeting minutes by Jerry Treder, Cathy Collazo seconded the motion. All in favor. Motion carried.
- 6) **Knable common grounds request:** this homeowner has requested an additional 24" of common grounds to plant non-invasive Florida trees, with a 4" height border. A Beautification request needs to be submitted to the board. Approved and motion made by Mary Krauss, seconded by Jerry Treder. All in favor. Motion carried.
- 7) **Sewer lines cleaning-** All units closer to the lake have sewer clean-outs in their fronts, all units closer to the road have clean-outs to their backs. Whenever there are homeowners with sewer clog problems, maintenance will locate the clean-out and assist the homeowner, if possible, with the clog and will also check the main line. If the homeowner has cemented over the clean-out, then it is the homeowner's responsibility to fix the problem. Some recommendations made: eliminate the palm tress at the town center since they are invasive, and the roots are causing back-up with the water lines; ARB members should be aware of the clean-outs whenever approving architectural changes; seasonal residents should flush their toilets 2-3 times to ensure free flow of water; notify all residents of these clean-outs via newsletter and VOLO. Motion to approve made by Wayne Estes, seconded by Jerry Treder. All in favor – motion carried.
- 8) **Treasurer's Report-** this is a new agenda item. Cathy Collazo provided this report on our financials. Also, according to our property management company, Don Asher, only ONE homeowner has not paid the special assessment. Report attached.
- 9) **Violations / Inspections:** The Office Manager will schedule monthly inspections rounds and will be accompanied by a Board member. All violations will be reported to the BOD. Motion made by Wayne Estes, seconded by Jerry Treder. All in favor. Motion carried.
- 10) **Thrift store donation:** The Thrift Store Committee recommended and donated \$1,000 for the Beautification Committee. The Beautification Committee will invest in the redesign of our front entrance at the corner of Leisure Lane and Club Circle. Motion made by Wayne Estes, seconded by Evelyn Rivera-Miranda. All in favor. Motion carried.
- 11) **Repair Maintenance Roof:** no bid yet from Dale's Aluminum, this item is pending until we receive quote.
- 12) **Minutes and Financials:** Motion was made by Evelyn Rivera-Miranda to have Board meeting minutes and Treasurer's Reports be made available at the office for ten (10) days after the Board has approved them. After the ten days, a record request form is still required. Seconded by Mary Krauss. All in favor. Motion carried.



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Meeting Minutes  
February 27, 2024



- 1) Board of Directors Present: Wayne Estes, President, Gerald Treder, Vice President; Mary Krauss, Director at Large, present. Evelyn Rivera-Miranda by phone. Catherine Collazo, Treasurer, excused.
- 2) **Call to Order:** The meeting was called to order at 6:03P.M.
- 3) **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Approval of February 7, 2024, Meeting Minutes—** Motion to approve meeting minutes by Jerry Treder, Mary Krauss seconded the motion. All in favor. Motion carried.
- 6) **Margist Market Rental Agreement:** Tiffany Margist explained the purpose of her market and products. Also, she answered all the questions of the public and Board Members and let the community know that if it's approved the opening will be next Thursday, February 29, 2024. Gerald Treder made a motion to rent The Palms room for the Market. Mary Krauss seconded the motion. All in favor. Motion carried.

**NEW BUSINESS:**

- Wayne Estes, President proposed a day to do violations. The Board members present did not agree and preferred to continue monthly without a specific day.

**Adjournment:** A motion was made by Gerald Treder to adjourn, and Mary Krauss seconded the motion. All in favor. The meeting adjourned at 6:35pm.



LAKESHORE CLUB VILLAS OF POLK COUNTY

Board of Directors Meeting Minutes

March 15, 2024



- 1) Board of Directors Present: Wayne Estes, President; Gerald Treder, Vice President; Catherine Collazo, Treasurer; Evelyn Rivera-Miranda Secretary and Mary Krauss, Director at Large, present.
- 2) **Call to Order:** The meeting was called to order at 2:04P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Approval of February 27, 2024, Meeting Minutes**— Motion to approve meeting minutes by Gerald Treder Vice- President. Evelyn Rivera, Secretary seconded the motion. All in favor. Motion carried.
- 6) **Violations-** Wayne Estes, President explained that the HOA is responsible for the exterior maintenance of the original lanais, owners are responsible for the exterior maintenance of any additions, this includes gutters and walls. Since our maintenance is under-staffed and very busy now, no violations will be issued until we can discuss this matter further in our next Budget Meeting. Wayne Estes asked the owners to please maintain the exterior walls and help any neighbors who may not be physically able to do this. Also, all back lanais should identify their units with numbers and any contractors that remove this number need to install them back when the work is completed.  
  
Motion was made by Gerald Treder and seconded by Catherine Collazo. All in favor. Motion carried.
- 7) **Schedule Monthly Meetings-** Mary Krauss explained that the USDA recommends that we have a schedule for monthly meetings. Mary Krauss made a motion to schedule the meetings for every third Wednesday of each month and open for rescheduling if it's needed. Wayne Estes, President seconded the motion. All in favor. Motion carried.
- 8) **USDA-** The USDA is still ongoing, engineers submitting a few updates. Will be adding additional alternates to project on the off-chance project comes under cost when bids received.
- 9) **Adjournment:** A motion was made by Gerald Treder to adjourn, and Catherine Collazo seconded the motion. All in favor. The meeting adjourned at 2:48pm.





LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Meeting Minutes  
April 10, 2024



1. Board of Directors Present: Wayne Estes, President; Gerald Treder, Vice President; Evelyn Rivera-Miranda Secretary and Mary Krauss, Director at Large, present. Catherine Collazo, Treasurer excused.
2. **Call to Order:** The meeting was called to order at 6:03P.M.
3. **Certify a Quorum:** Quorum was certified with four (4) Board Directors present.
4. **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
5. **Approval of March 15, 2024, Meeting Minutes**— Motion to approve meeting minutes by Gerald Treder Vice- President. Evelyn Rivera, Secretary seconded the motion. All in favor. Motion passed.
6. **Insurance-** Wayne Estes, President explained that our HOA insurance renewed in April with the following:
  - The new increase for 2024 – 2025 is approximately 11.4%.
  - Our annual premiums: \$374,723 (2023) \$410,099.62 (2024)
  - Our 2023 insurance budget was approved for a 25% increase; excess monies will be kept on this line item of the budget for an excess at year's end.

Motion to approve and sign the new insurance contract: Mary Krauss, seconded by Jerry Treder. All in favor. Motion passed.
7. **Boats in Maintenance Area-** Wayne Estes, President explained that the Insurance Co. informed us that owner's items can be kept in the maintenance shop, however any damages from natural disasters to the private properties or the persons will not be covered by our insurance. Please include this information in the next newsletter.

Wayne Estes made a motion to keep boats and trailers inside the shop on a 1<sup>st</sup> come / 1<sup>st</sup> serve basis and only for owners, not renters. Motion seconded by Gerald Treder. All in favor. Motion passed.
8. **Island Closing Time-** Wayne Estes explained that we need to close access to the island during the evenings (same time that the pool closes) as there are many complaints of



LAKESHORE CLUB VILLAS OF POLK COUNTY  
Board of Directors Meeting Minutes  
May 1, 2024



- 1) Board of Directors Present: Wayne Estes, President; Gerald Treder, Vice President; Catherine Collazo, Treasurer; Evelyn Rivera-Miranda Secretary and Mary Krauss, Director at Large, present.
- 2) **Call to Order:** The meeting was called to order at 6:04P.M.
- 3) **Certify a Quorum:** Quorum was certified with five (5) Board Directors present.
- 4) **Proof of Notice:** Sandra I. Cruz, LCAM, certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.
- 5) **Approval of April 10, 2024, Meeting Minutes**— Motion to approve meeting minutes by Gerald Treder Vice- President. Catherine Collazo, Treasurer seconded the motion. All in favor. Motion carried.
- 6) **Attics-** Wayne Estes explained that he receives concerns from residents about noises in their attics and could be rats or squirrels and said that is the responsibility of the owners and the best way to treat it is using a product called d-Con because mummifying the rat and doesn't leave the smell. Also, recommended to close the water lines when the unit is empty and if owners have forgotten to please contact the office for maintenance to go and close the water.  
*it is*  
*to have this call*  
Wayne Estes made a motion to accept calls from owners in the office if the water is not closed to send our maintenance crew to close it. Gerald Treder seconded the motion. All in favor. Motion carried.
- 7) **Solar Panels-** Wayne Estes made a motion to accept and approve the ARB application to install solar panels in unit 4817 Club Circle. Mary Krauss seconded the motion. All in favor. Motion carried.
- 8) **Planting in Common Grounds-** Wayne Estes explained the risk of planting invasive plants and the continuing of planting without a permit in common grounds and the situation generates this practice to the Association.  
*if*  
*this practice*  
*is a problem*  
Wayne Estes made a motion to stop planting in common grounds. Catherine Collazo seconded the motion. All in favor motion carried.
- 9) **Adjournment:** A motion was made by Gerald Treder to adjourn, and Catherine Collazo seconded the motion. All in favor. The meeting adjourned at 6:41 pm.