



Lakeshore Club of Polk County Homeowners Association, Inc.

Board of Directors Meeting

Date: June 19, 2025

Time: 6:32 PM – 6:52 PM

Location: [Insert Meeting Location]

Call to Order

The meeting was called to order by **Miguel Fabre** at 6:32 PM.

Roll Call of Board Members

- **Present:** Miguel Fabre, Jose de la Cruz, Maribel Lein
 - **Absent (Excused):** Yolanda O'Neill
 - **Absent (Unreachable):** Cathy Collazos
-

Certification of Quorum

A quorum was established with 3 members present. Certified by **Miguel Fabre**.

Proof of Notice

Vladimir Lopez Arismendi, LCAM certified that the meeting notice was posted as required by Florida Statutes 720, 48 hours in advance.

Approval of Previous Minutes

Approval of the April 24, 2025 Meeting Minutes.

- Moved by: **Miguel Fabre**
 - Seconded by: **Jose de la Cruz**
 - Vote: Approved – All in favor (Miguel Fabre, Jose de la Cruz, Maribel Lein)
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Business Items

Motion 1: Ratification of Administrative Decision – Approval of payment of \$2,770.00 in legal fees to Bochner PLLC (Lakeshore vs. Christine Pace).

- Moved by: **Miguel Fabre**
- Seconded by: **Jose de la Cruz**
- Vote: Approved – All in favor

Motion 2: Approval of Reserve Study contract with FPAT Firm.

- Moved by: **Miguel Fabre**
- Seconded by: **Jose de la Cruz**
- Vote: Approved – All in favor

Motion 3: Approval of 2025 Budget Amendment.

- Moved by: **Miguel Fabre**
- Seconded by: **Jose de la Cruz**
- Vote: Approved – All in favor

Motion 4: Approval of ARB Cases as presented.

- Moved by: **Miguel Fabre**
- Seconded by: **Jose de la Cruz**
- Vote: Approved – All in favor

Motion 5: Reinstate boat registration requirements and removal of boats not in good condition or not meeting HOA standards.

- Moved by: **Miguel Fabre**
- Seconded by: **Maribel Lein**
- Vote: Approved – All in favor

Adjournment

A motion to adjourn was made by **Miguel Fabre**, seconded by **Maribel Lein**.

All in favor. The meeting adjourned at 6:52 PM.