



Board Meeting
Tuesday, April 16, 2024
Gibsonia Baptist Church Meeting Hall
5440 US Highway 98 N
Lakeland, FL 33809

MINUTES

Establish Quorum & Call to Order

Present were Rick Hoer, Larry Streeter, Louise Gustafson, Joshua Borem, & Kathryn Streeter. Absent were Erick Dokendorf & Blaine Patterson. Delroy Brown, Community Association Manager was present for Sentry Management. Rick Stoer called the meeting to order at 6:30p.m.

Proof of Notice

Meeting notice was posted in accordance with the association's documents and F.S. Ch. 720.

Approval Board Minutes

Minutes for September 12, 2023. Motion made by Rick Stoer to approve. Second Lawrence Streeter. All in favor.

Report

Delroy Brown, community manager presented both the Financial and Managers Report.

Old business-None

New Business

- **Covenant Enforcement:** Management conducted a community tour on Tuesday, April 16, 2024. Some of the concerns that were noted include damaged driveways, lawn maintenance, inappropriate parking of boats in the back yard, etc.
- **Banking:** Management had presented Bank Interest Rates information for CD, to inform the Board of the options and rates available to the association for new MMs and CDs. The information was requested by Blaine Patterson. Action tabled.
- **Tennis Court Repair:** Rick Stoer will reach out to a contractor in Lake Land.

- **ARC:** 2106 Rainbower Drive Fence Install. The Board unanimously approved for covenant enforcement to be referred to the attorney. The application was denied. Setback requirements were not met.

Summary

- Management will request a survey and architectural drawings from the owner for new construction on 5458 Bloomfield Hills Blvd.
- 2106 Rainbower Drive Fence Install. Management will email the association attorney for covenant enforcement. The application was denied.
- Tennis Ball Court: Management will reach out to Cole from Fine Arts regarding the tree trimming proposal.
- Tennis Ball Court Rehab: Rick will reach out to a vendor regarding submitting a proposal.
- 2172 Malachite Drive, Boat: A final reminder notice has been mailed to owner for compliance.
- 2253 Malachite Drive, Boat. notice was mailed for compliance.

Open Forum:

- **Covenant Enforcements:** Memberships had raised concerns regarding covenant enforcement. Inappropriate parking of boats, etc.

IV. Next Meeting Date: July 8th, September 9th, and October 7th.

V. Adjournment

The meeting was unanimously adjourned at 7:40PM

Prepared by: Delroy Brown, CAM

