

# *Lakeside*

## *Homeowners Association Inc.*



*A Deed Restricted Community*

*April 13, 2021 – 6:00 P.M.*

*Lakely Park*

### *Unofficial Minutes*

- I. Welcome- David welcomed all present.*
- II. Introductions- David introduced the rest of the board and Matthew Ciupak, property manager present.*
- III. Establishment of a Quorum/Call to Order- David called the meeting to order at 6:05 and a quorum was present with the entire board in attendance. 17 homeowners also joined.*
- IV. Approval of past minutes- David made a motion to approve the November 20, 2020 annual minutes, seconded by Tom, passed 3-0.*
- V. SJC Deputy Sheriff Off Duty Patrol- Mr. Craig Jerman, homeowner spoke on behalf of the off-duty patrol program and answered any questions the homeowners had. A majority of the feedback he is receiving*

*continues to be positive and the homeowners present were happy the Deputy was inside the neighborhood. Still only on a 6-month trial. Discussion included a review of previous (so far, unsuccessful) efforts to work with the County on other traffic calming methods, a discussion of the Deputy's primary focus (speeding, stop sign adherence, and teen golf cart use). It was emphasized the Deputy's primary means of enforcement has been with verbal or written warnings but he could issue tickets for serious or repeated violations. Discussion amongst Board Members and Homeowners also addressed the concern voiced by one or two residents (at the meeting and over social media) about the risks associated with having an "armed" off-duty Deputy in the neighborhood. The consensus of the Board Members and Homeowners was the risk associated with having an armed Deputy was extremely low compared to the risk to neighborhood children from vehicles speeding and not properly stopping at stop signs. Several homeowners expressed satisfaction with the trial program, including its relative low cost. The Board has invited the Deputy to attend one or more social gatherings to interact with homeowners and their children.*

- VI. *Social Committee Update & Call for Volunteers- Ms. Tara Belanger spoke about upcoming events including but not limited to - Monthly Fire Pit Socials and the Last Day of School event. She also asked for volunteers to help with the committee to ensure Lakeside continues to have the BEST social activities for families and adults in Nocatee.*
- VII. *ARB Committee Update- The board appointed the following to the ARB Committee: David as the chair of the ARB committee from the board and Mr. Craig Jerman and Mr. Steve Hamlett to serve. The ARB Committee will review the ARB Guidelines and propose changes to the HOA Board.*
- VIII. *4<sup>th</sup> of July Fireworks Update- Tom spoke about the upcoming event. 7 HOAs will be contributing. The CDD will also partner in the event this year. For the 7 HOAs contributing, the members will receive prime seating for the fireworks at the venue. Also, the venue will be located at the second pond south of the Splash Park instead of Lakely Park.*
- IX. *Lakeside HOA Website- The board would like to get away from social media and stick to using the website to post HOA information. [www.lakesidehoa.info](http://www.lakesidehoa.info) Tom asked for a volunteer webmaster to work with a third*

*party website company. Unfortunately, no one volunteered at the meeting. The Board will look into hiring the website company currently being used by Addison Park/Siena HOA.*

- X. Land Parcel for Sale Next to New Childcare Center- Board reviewed possibly purchasing this parcel; unfortunately, it is too expensive.*
- XI. Open Forum- Little Free Library- The board had some discussion on this but decided to table it until more information is given. (Cost and Location)*

*Home rentals in the Association- Currently the documents require a minimum 7-month lease. The board would like management to look into making this stricter and possibly capping the number of rentals inside the Association. This would require an attorney review and rewrite of the governing documents.*

*Parking in the street - Homeowners were asked to let management know if a homeowner was impeding the flow of an emergency vehicle by parking in the street. Management would report to the Sherriff's department.*

*Message board- The Board would like to see if they can put a message board inside or near the CDD roundabout. Management will check with the CDD.*

*XII. Meeting adjourned at 7:23pm based on a motion from David, seconded by Tom, passed 3-0.*