

# *Lakeside*

## *Homeowners Association Inc.*



*A Deed Restricted Community*

*August 31, 2021 - 3:30 P.M.*

*Lakeside HOA Park (corner of Park Lake & Treasure Harbor)*

### *Unofficial Minutes*

- I. *Welcome-*** David welcomed all present.
- II. *Introductions-*** The Board and Management introduced themselves to all present. Those homeowners present also introduced themselves.
- III. *Establishment of a Quorum/Call to Order-*** A quorum was present with all board member in attendance. David called the meeting to order at 3:35pm.
- IV. *Approval of past minutes-*** A motion was made by David to approve the April 13, 2021 board minutes, seconded by Tom, passed 3-0
- V. *SJC Deputy Sheriff Off Duty Patrol - Craig Jerman-***  
Gave an update on the off duty patrol program. Please see attached for more information. The Board agreed to have the SJC Off Duty Deputy continue to patrol until further notice because of the positive impact of the Deputy's patrols and, especially, the

predicted increase of traffic from the growing West End on Lakeside streets. Several residents pointed out examples of speeding and ignoring stop signs and hope the continued presence of the Deputy will decrease the violations.

**VI. *Social Committee Update - Trudy/Tara Belanger-*** Both discussed the previous social events included but not limited to end of the school year bash, luau, and 4<sup>th</sup> of July party.

***Upcoming-*** Halloween Golf Parade and Chili cookoff the second weekend in November. The Halloween Golf Cart Parade will occur on Halloween and the Chili Cookoff will occur on a date to be determined. Tara also said the Social Committee is looking for ideas about Christmas lighting themes for Lakeside streets similar to what Greenleaf Village and other neighborhoods have done over the past few years

**VII. *ARB Committee Update - David Dill-*** The Committee in the upcoming weeks will review the entire ARB Manual and propose possible changes or clarification. Also, to all homeowners who submit ARB Requests, please make sure when you mark your site survey you make it legible and easy to read to avoid any unnecessary delays in the review.

**VIII. *4<sup>th</sup> of July/Fireworks (2021/2022) Update - Tom Jones-*** \$1,995 (of a budgeted \$2500, reduced from just over \$6000 in 2020) was spent and the HOA is aiming to only spend \$1,500 for 2022 as even more Nocatee HOAs participate. The Board stated feedback has been almost unanimously positive from residents

who attended the event that was held this year at the waterparks.

- IX. *West End Townhomes/Villa Homes Ingress/Egress - David Dill***- The Board has been working with the Parc group and discussed the negative impact of the number of ingress/egress points from the townhomes and villas into Crestview Drive, especially, where Cool Springs Ave., terminates directly across from a Lakeside homeowner's driveway. Unfortunately, this design has been approved as the master plan for the Towncenter in Nocatee. Tom read email correspondence from the Parc Group representative and said the representative has promised enhancements to the proposed West End park at the corner of Cool Springs and Crestview and signage that will help alleviate some of the traffic issues. Tom also reported that the Parc Group representative has emphasized that Prime and Sub-contractors have all been told NOT to drive construction vehicles down Lakeside streets, especially, Tavnier Drive. Tom also asked residents to contact the Board if they have any additional ideas about this issue.
- X. *2022 Draft Budget***- David made a motion to approve the 2022 budget as presented with one change...reducing the 4<sup>th</sup> of July Fireworks from \$2,000 to \$1,500, seconded by Trudy, passed 3-0. HOA Dues will remain the same (\$250/year) for 2022 as they were in 2021 and are due on January 1, 2022.
- XI. *Rentals***- The Board would like management to get with the attorney to review the legalities of the HOA regulating rentals

inside Lakeside along with Rental caps against Corporate-owned properties based on a motion from Tom, seconded by David, passed 3-0.

- XII. *Open Forum-*** A. Basketball goals- The Board discussed the history of this issue and stated the vast majority of neighbors who attended past Annual/General meetings had spoken out against changing the restrictions on basketball hoops in the front of Lakeside homes – noise and children safety were the primary concerns. The board agreed to survey the neighborhood and, if a quorum of neighbors responds to determine if there is a consensus on allowing them in the driveways. B. “Adult-Only” Social Events. Some homeowners complained about having adult-only social events. The Board explained a number of neighbors had requested some of the annual dues be used toward adult-only social events, with the remaining going towards Family and/or children social events. However, the Board agreed to include a question in the upcoming homeowner survey to determine if there is a homeowner consensus on this issue. C. Ligustrums- A homeowner would like to understand whose responsibility it is to trim the ligustrums along Nocatee Village Drive, management requested the homeowner to email a picture of said ligustrums and will review with David Ray. The concern is that no one seems to be responsible for these trees and their condition is deteriorating. Other residents complained that some of the trees are obstructing the view of stop signs. The Board/management will also request the CDD trim the

obstructing branches. D. A homeowner noted the shoreline of the Lake has a lot of algae/moss/etc., from when the fountain was inoperative and asked if it could be cleaned up. The Board will have management bring this to the attention of David Ray.

*XIII. Adjournment - Meeting adjourned at 5:00pm based on a motion by Tom, seconded by Trudy, passed 3-0.*

August 31, 2021

# LAKE SIDE HOA

## SJCSO SIX MONTH REVIEW

This memo will review the activity reported by Deputy Darby Parker for time frame starting March 8, 2021-August 31, 2021 while conducting off duty patrols in the Lakeside neighborhood at the request of the Lakeside HOA Board and BCM Services. The Deputy did a total of approximately twenty two ,three hour shifts on a weekly basis. He alternated monthly by either coming out from 8:00am-11:00am or from 3:00pm-6:00pm. Based on the feedback from Lakeside residents that stopped by and spoke to him or that approached myself or members of the HOA Board the feedback was overwhelming positive concerning his presence in the neighborhood. His main areas of focus were on the intersections of Tavernier and Palm Breeze Dr, Park Lake and Crestview Drives. As you will see from the numbers below the majority of his warnings and citations were issued for Stop Sign violations with very few Speeding violations. He did relay to me that a large number of warnings were issued to non-residents that were using Lakeside as a cut through. No actual tickets were issued to Lakeside residents , only verbal or written warnings.

### Violations

There were a total of 69 either verbal or written warnings issued, 60 -Stop Sign violations, 4-Speeding, 5- Miscellaneous. Below is the monthly breakdown-

March 2021- 10, 10-SS. April 2021-22, 18-SS, 2-P, 2-S. May 2021-15, 13-SS,2-S. June 2021, 5, 5-SS. July 2021-13, 11-SS, 2-Traffic related(Misc.). August 2021-4, 3-SS, 1-Suspicious package.

Based on the above information my recommendation to the Board would be to continue our relationship SJCSO but reduce the frequency to either a twice monthly or have the ability to pulse the deputy in on an as needed basis. I believe based on the numbers and feedback that the majority of Lakeside residents obey the traffic laws and our issue continues to be non residents and contractors. As the West End neighborhood gets closer to completion I feel as does the Deputy that traffic flow will greatly increase and at that time it will probably require more frequent patrols. I believe this approach will keep everyone aware as well as to minimize our expense using them on a weekly basis.

SINCERELY,

CRAIG JERMAN