

## **MINUTES OF THE ANNUAL MEETING OF ISLES OF LAKE HANCOCK HOMEOWNERS' ASSOCIATION, INC**

The members' of the Isles of Lake Hancock Homeowners' Association, Inc. held their Annual Meeting on Tuesday, June 19<sup>th</sup> 2018 at the Cal-Atlantic model home, 14351 Isleview Drive, Winter Garden, FL 34787.

**Quorum present:** Quorum was confirmed by the Declarant being present with the majority of votes and a number of homeowners present. Also present was Martyn Thorley, LCAM of Association Solutions, the community management company.

**Called to order** at 2:15 p.m. by Martyn Thorley

Martyn Thorley introduced himself, along with Nora Schuster the President of the Board of Directors and Jason Sankes the Vice President to those present.

The proof of notice was shown to all the members present.

Martyn Thorley asked Nora Schuster to confirm who the three board members would be as the Declarant. The board was confirmed as follows:

Nora Schuster- President  
Jason Sankes - Vice President  
Ashley Baksh - Secretary/Treasurer

### **New Business:**

The Board had no new business to discuss.

### **Open Forum:**

An owner asked if she could record the meeting on an electronic recording device. Nora Schuster agreed that the owner could record the remainder of the meeting.

An Owner asked what was happening with regards to the swale at the rear of the homes on Pylon Court. Jason Sankes said that the matter was with the Developers legal team, but as soon as there was something to report owners would be informed.

An owner said that the gates were overlapping when closed. Martyn Thorley said that the gates were like this before they had been removed.

An owner asked if the swale to the left of Isleview Drive was working correctly and provided a map showing the area of concern. Martyn and Nora asked the owner to send an email with the full details in order that it could be looked into.

An owner asked about the seeding of the retention ponds behind Skiing Way. Jason Sankes said that the ponds were designed to have a sandy base but following owners requests the ponds had been seeded.

The same owner asked Jason if he was aware that the ponds were possibly not in compliance with permits from South Florida Water management District. Jason said that the situation with the ponds was with the legal team but the ponds will always be the dry type and not wet ponds. If there were any changes, Jason said that owners would be informed. The owner said that there appeared to be a problem with the outfall behind 7820 Skiing Way. Martyn said that he would ask the landscaper to take a look at this as soon as possible.

An owner said that people were tailgating other vehicles through the gate and asked if there would be any changes to the type of entry in to the community. Martyn said this was unlikely while the community was under Developer control. The owner asked if the time that the gate was actually open could be reduced and Martyn said that he would ask the Gate Company if the gate operation could be adjusted. She also asked if it was possible to have a 'No Tailgating' sign. Martyn said that this was certainly possible and he would arrange it.

The same owner asked if owners could have another code to give out to their vendors. Martyn said that a temporary monthly code was available every month and this would be supplied to any owner who requested it.

An owner asked if it was possible for the gate to be painted. Nora said that she would see if this was something that could be done.

An owner asked if the light at the entrance could be repaired. Nora said that she would ask Management to have the light repaired.

An owner who represents the ski club asked Nora, if there was a conflict between the HOA and Lennar, who would she side with? Nora said she would have to say Lennar first, but that she does work with the HOA. The owner then asked Nora or Jason if they had seen the latest letter from South Florida Water Management District regarding waste water discharge into the Ski lake. Both Nora and Jason said that they had not seen the latest letter referred to, but said that if there was a problem that required fixing they would take the necessary action to resolve the problem. Nora said that she would be happy to sit down with the ski club representatives and any other owner to discuss the issue.

An owner asked if other owners who were leaving their trash cans out and/or not taking care of their properties, were being sent violation notices. Martyn confirmed that this was the case.

An owner said that the sidewalk needed repairing between Freestyle and Skiing Way. Martyn said that this was going to be repaired by the contractor who damaged it and Nora asked Jason to contact the contractor concerned again.

An owner said that a contractor had gone on to her property and removed part of her fence to access a neighbor's property without permission. Nora said that she would contact the company concerned and deal with this.

An owner asked when would the community turn over to the home owners? Martyn said that this would happen when 90% of the homes had closed. This would be, when somewhere between 10-12 more homes had closed.

An owner asked when contractors would be stopped from using the entrance on Pylon Court and the 'No construction Traffic' sign at the main entrance be removed? Martyn said that the contractors now had their own gate code and had no need to use the Pylon entrance. Jason said that he would ensure the contractors use the main entrance and will have the sign removed.

An owner said that there were some large 'Men at work' signs on the grass on Skiing Way and these were killing the grass. Jason said he would have the signs removed.

An owner asked if the rainbird settings could be checked as the irrigation seems to still come on when it is raining. Martyn said that he would ask the landscaper to check these.

An owner asked if the community could have better Christmas Decorations this year. Nora said that she would make sure that additional Decorations were purchased.

An owner asked if more could be done to improve the entrance landscaping. Martyn said that if the owner wanted to send in suggestions, he would discuss these with the Board and pass them on to the landscaper if approved. The owner also asked if the plastic bags in the trees from the hurricane could be removed. Martyn said he would ask the landscaper to remove these.

**Adjournment:** Motion from Nora Schuster to adjourn. With no further business to discuss, the meeting was adjourned at 3:45 p.m.