

Lakeshore Terrace Townhome Owners Association Inc.
Board of Directors Meeting
July 12, 2022 @ 6:00 p.m.

Minutes of the Virtual Election meeting of the Lakeshore Terrace Townhome Owners Associations, Inc., held Virtually via Zoom on July 12, 2022, at 6:00 pm.

1. Meeting called to order at 6:10 pm

Verified all homeowners could hear and reply via Zoom

2. Roll Call:

Essex Present:

Al Silva, Community Association Manager

Essex Support Staff

Board

Joseph Farrier, President

Will Grimes, Vice President

Kara Kalkstein, Secretary

- **Establish Quorum** (10%)

Introductions: Al gave introductions of Essex Association Representatives. He opened the meeting by informing the homeowners of the meeting conduct and explaining the Q/A.

3. Proof of Notice – Mailed to all owners via USPS

4. Financial Review:

- Al reviewed the May 2022 income Statement Summary including any significant variances.
- May 2022 Balance Sheet Report total assets, accounts receivable, total liabilities & Owner's total equity.
- With no questions Al approved the May 2022 Income statement Summary and 2022 Balance sheet reports

5. Community Updates, Sean reviewed the following:

- **Unit type Listing**
 - 21 Current Units
 - 62 Builder lots
- **Old Business**
 - Ongoing landscape repair trees, shrubs, etc.
 - Ongoing irrigation repairs
 - Mowing of vacant lots
 - All front beds were sprayed this morning with pesticides to protect seasoned and new plant material
 - All irrigation overflow on the new building was corrected on 7-12-2022 and no longer runs off
 - All irrigation issues were resolved 7-12-2022 but needs to be confirmed

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6. Homeowner Questions and Answers:

- When can we expect in the year for more plants planted?
 - I'll do some research but would guess October.
- Can we do anything for bug worms killing our plants?
 - I will do research on what can be done for pesticides or sprays.

7. With no other business to discuss, motion to adjourn 7:01 pm.

- Kara Jones Kalkstein Motion to adjourn
- Joe Farrier second the motion.

8. Call order to Executive Session at 7:02

- Al reviewed the following:
 - Delinquency Review
 - Compliance Review

9. With no other business to discuss, motion to adjourn executive session at 7:10 pm.

- Kara Jones Kalkstein Motion to adjourn
- Joe Farrier second the motion.

Signature of Secretary or Secretary or Board President

Date

Minutes Prepared by: Joseph Matray, Essex Association Management, L.P.,
On behalf of Lakeshore Terrace Townhome Owners Association, Inc.