

**GARDENS OF FOREST LAKES HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 2024**

**Date:** Wednesday, May 15, 2024

**Location:** Cypress Forest Recreation Center

**Agenda items**

**Call to Order:** By Cindy Lenok - President at 7:03pm

**Proof of notice and Establish Quorum:** Proof of notice was posted according to the Florida Statutes, and Quorum established: President-Cindy Lenok, Treasurer-Janet Sherfey; Also present: Property Manager, David Fedesh: Attorney Dan Pilka and 9 attendees.

**Approval of Minutes:** Minutes from March 20, 2024 Board of Director's meeting was approved at the recommendation of Attorney Dan Pilka, with correction to the amount on the Minutes Draft Copy for the Replacement of the Bad Wood project to be reflected as \$55,120.

**President Report:** Nothing to discuss

**Treasurer's report:** Treasurer did not receive hard copy of April's Financials in time before the meeting for review.

**Manager's report:**

- a. Two accounts in Collections with Attorney: 125B Camphor & 121E Loblolly; discussed three accounts scheduled to be sent to Attorney-121B Loblolly-@\$800; 121C Loblolly-\$977 and 126E Loblolly-\$640
- b. Onsite visits (4/9, 4/14 & 5/7) & violations found.
- c. 139E Hunter Lake unit: Rent-\$1800. Collected \$10,800 since the rental started.
- d. Architectural Change Request: Submitted by 125D Camphor-discussed w/owner. Requested owner to submit contractor's plans and specifications.
- e. Repair requests: Drywall-124 F-discrepancy of amount due to proposal provided previously in email versus currently at meeting; getting clarification prior to approval.  
128D-Camphor- Proposal-\$500.  
\***MOTION** made to approve Drywall repair for 128D Camphor in the amount of \$500- by Janet Sherfey, Cindy Lenok-2<sup>nd</sup> motion. All in favor. Motion approved.
- f. Wood Rot Project-Architectural report provided listing findings.

- g. Cadence CD's- \$200,000 @5.25% maturing 5/25/2024; CD- \$166,000 matured a few months ago that the previous Board voted to not rollover and put the funds into the Operating account to cover Bad Wood project.

**Old Business:**

- a. 140 Hunter Lake: Rebuild-Attorney D. Pilka provided progress-Ongoing
- b. Electrical Panel Project: Ongoing; advised 6 more buildings scheduled in July; have not received any notification for any other buildings to be completed by
- c. date of meeting.
- d. Stair System: Concerns to be addressed
- e. Streetlight/TECO Issues: Ongoing
- f. Bad Wood Project: Ongoing – previous Board President, David Shields present and involved in discussion
- g. Litigation Report: Attorney Dan Pilka provided

**New Business:**

- a. Breezeway/Entryway: Discussed
- b. Potholes: Lakeview and Hunter Lake entrance & in front Community Bulletin Board. David Fedash to advise new Property Manager to arrange.
- c. 139E Rental: Lease reviewed. The beginning and ending dates are incorrect, as well as other concerns.
- d. Irrigation Issues: T4 current vendor for Irrigation
- e. Vendors Contracts- David Fedash to advise new Property Manager to obtain current Vendor contracts.

Member discussion

**Adjournment:** Janet Sherfey motioned to adjourn and Cindy Lenok 2<sup>nd</sup> motion, all in favor. The meeting was adjourned at 8:50pm.