Village of Lake Lucie HOA

Board of Directors Meeting Agenda

Date: Thursday, August 20, 2026
Time: [Insert Time]
Location: Cabana

1. Call to Order- Pledge of Allegiance; moment of silence

2. Proof of Notice; Notice of meeting posted at front entrance, and Agenda posted at Cabana entrance on 17 Aug

2A. Roll Call: President Robert McIntosh; Vice Pres. Jean Auletta; Secretary Colette Sample; Trustee Donna Zutter; trustee Grady Maynard. A quorum is-present.

3. Approval of Previous Meeting Minutes

4. Treasurer's Report (separate attachment)

- Financial Report: (Provided by Barb Mularz Bookkeeper)
- Income and Expenses
    - PLM invoice $540. McAllister for 207.56
    - Comcast $328
    - Lawyer invoice $303
    - Quick books increase to $ 69
- Outstanding Dues/Collections

5. Committee Reports

- Architectural Review Committee (ARC) (pending requests decision with board support) submit driveway and sidewalk concerns to CDD
- Landscaping/Common Areas
- Pool Committee
- Other Committee Updates (game nite was a success!)

6. Old Business

- HOA Website Transition Update
- Trustee Vacancies
- Follow-up on Previous Maintenance Items

7. New Business

- Community Maintenance and Repair Requests (ARC Report of issues)
- Upcoming Community Events (solicit volunteers for entertainment committee)
- Motion to pay bills
- Motion to set the number of printed agenda copies to 30 (5 for board 25 to handout) 15 sets of finance (7 pages each total 105 pages at .20 cents per page x 130= $26.00)
- Budget Considerations, motion for Contract approval with COLORFY for cabana cleaning at $225 per month, screen cleaning- floor washing (at 60 day intervals, or as directed by BOD) at the rate of $125.00 per occurrence and signing of contract for Cabana Cleaners.
- Motion to accept price increase and continue contract with Barb's bookkeeping
- Motion to approve PLM handling of required Background checks, applications, direct interface of CDD and HOA fees, necessary forms and then providing purchase pkg to BOD for final decision.
- Review quotes for resident login portal-website formalization; Review of proposals for self-managed or assisted management services, including a secure resident portal for sensitive association information; Motion to move forward with portal creation
- Architectural Review Committee (ARC) structure and formation of an enforcement subcommittee;
- Governing Documents Revision BOD will hold work session Sept. 3 to discuss updates for rules and bylaws; Presentation on Sept.17th at regular meeting.
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8. Information Only (No Action or Vote Required)

- PLM interaction with PMG and collaboration regarding HOA versus CDD responsibilities, costs, and required actions in accordance with Florida law.
- HOA notification procedures, community directory, and accessibility of association information.
- President attended required class on HOA process for accessibility request for accommodation
- PLM assistance with document archiving and support during the HOA website transition.
- AT&T cabling in process and scheduled to be done with trenching and resod Saturday then boxes and availability to follow.

9. Open Forum – community input

Residents may address the Board. Comments are limited to three (3) minutes per speaker.

10. Announcements : Next meeting 3rd Thursday of Sept in cabana at 7 pm

11. Adjournment