

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION

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GENERAL MEETING

WEDNESDAY, OCTOBER 22, 2025

MINUTES

In Attendance: Dave Festa, Vice President/Interim President; Devin Welch, Secretary; George Tadiello, Buildings & Grounds Director; Susan Blanchard, Recreation Director; Carryl Daza, Roads Director; Mark Whitman, Legal; Tracey Smolder, Trustee; Kat DeFabrizio, Trustee; Jess Hatke, Office Manager

General Members in Attendance: See Sign-In Sheet

1. Flag Salute & Moment of Silence
2. Meeting Called to Order- 7:45PM
3. Roll Call
4. Reading of May Minutes- Movement to waive reading of minutes stands
5. Electronic Newsletter Delivery- the board would like to propose sending the newsletter electronically to cut costs, currently we spend \$1200 printing \$300 in postage.
6. By-Law Committee- Board is looking for 3 board members and 3 community members to be on the by-law committee which will meet once a month starting in January to update the bylaws. Finance Committee- Treasurer will decide how many members but equal community members to board members to meet once a month starting in January
7. Old Business:
 1. Illegal Hydorraking- trespassing charges are being faced towards the company that came and did the hydro raking illegally because it did cause an algae and plant bloom, it almost caused a harmful algae bloom. A harmful algae bloom would have caused us to shut down the swimming lake. This is

also the time in which bass and other fish spawn which would have caused more damage to the ecosystem. We did an additional shading treatment that cost \$2,130 to help prevent a harmful algae bloom which caused the lakes to look blue. There is an ongoing investigation and potentially the individual that set this up will be held accountable for this. The DEP is doing the investigation. LCPOA may seek reimbursement of this fee, our lawyer is aware as well.

2. Structural Integrity Act- When the condos collapsed in Miami, this act was created to protect lake communities and cover costs for this type of natural disaster. Currently we do not believe that our community falls under the criteria for this. We have sent letters to our legislation and made numerous calls but there is currently no budget, constant brick walls. Potentially if a new governor is elected, they could give us a better response. Our current budget is: \$363,700. Our expected reserve fund balance (after board budgets are met) is: \$219,000. Right now, there is no penalty but we need to cover our bases to prevent an investigation into our reserve funds. "Reserve Fund" is synonymous with a "Capitol Improvement Fund". This study expects us to spend upwards of \$200,000 a year to maintain our roads which is why our budget reflects adding to the reserve fund as well as specific portions of our LCPOA budget. This year we will put \$136,000 into reserve and other funds will be allocated to maintenance. The idea of fundraising was brought up and discussed, ideas are great but without Follow-up and continuation, they will cost more than we will raise.
3. Roads & Drains- community members are concerned about drains being filled with stone, leaves and grit. Community members are advised to contact the LCPOA with drain concerns so that we may address them accordingly.
4. President and Treasurer resigned since the last meeting due to personal reasons, no questions will be answered via the board.
5. In April of 2025, it was brought to the board's attention that the new book keeper (hired in the fall of 2024) was embezzling money. We currently, legally, cannot comment on anything more other than the following. approximately \$10,783 was stolen from the community and charges have been filed. The investigation is ongoing. Currently, through insurance, the community has been reimbursed for \$7,331. That money has been put aside for the time being. Because the investigation is ongoing, we cannot provide any further

details. The new bookkeeper, Arden, is phenomenal, this brought about the initiation of the finance committee. A full report will be given at every board meeting to members in good standing moving forward. The board highly advises that community members attend monthly meetings as frequently as possible. It is the best way for the community to stay informed on all topics we discuss.

8. Presentation & Vote on 2026 Budget.

Motion made to accept the budget by Bret Graff, Second by Pete Wexler, majority voted yes, motion stands-2026 budget accepted.

9. Due to a USPS delay, potentially caused by the government shutdown, ballots were not received and votes were not made in a timely manner. At the last board meeting, the board voted that tonight at the General Meeting we will accept nominations but after the meeting ends NOMINATIONS ARE CLOSED. Members that have received nominations, accepted positions they are running for on the floor.

President- Bret Graff, verbally accepted

Recreation Dir- Susan Blanchard, verbally accepted

Treasurer- Lori Payeur, accepted via email read on the floor

Legal Dir- Lisa Mack, accepted via email and husband verbally accepted on her behalf. Tracey Smolder- verbally accepted.

Trustees- Joseph Geraci, verbally accepted. Peter Wexler, verbally accepted. Mark Whitman, verbally accepted. Diane Wachtell, verbally accepted via phone call made by Mr. Vangorder in front of membership. Susan Heinz, DECLINED nomination via email.

- a. According to the by-laws, the ballots must be returned via USPS mail. They cannot be dropped off and they cannot be emailed. Ballots will be sent within the next week and opened at the December Board meeting.

10. Motion to close the meeting made at 8:33PM, unanimous.