

LAKE COMMUNITY PROPERTY OWNERS' ASSOCIATION
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BOARD OF DIRECTORS' MEETING

WEDNESDAY SEPTEMBER 16, 2026

MINUTES

In Attendance: Bret Graff, President; Dave Festa, VP; Susan Blanchard, Recreation Director; Tracey Smolder, Legal Director; Carryl Daza, Roads Director; Joseph Geraci, Trustee; Kat DeFabrizio, Trustee; Lori Payeur, Treasurer (arrived during New Business)
Jess Hatke, Office Manager

General Members in Attendance: Denise Acheson, Mark & Kimberly DeYoung

Call to order at 7:03pm

1. Reading of the Minutes of the August 19, 2026, Meeting. Minutes were distributed prior, accepted and posted on website.

2. Board Reports.

1. Vice-President- Jess and Arden are doing a fantastic job in the office. Jay and Susan were excellent this summer with the beach and guards, we received a lot of compliments from members. Thank you to whomever trimmed the overgrown brush on Cedar Tree Drive.
2. Recreation Director
Labor Day BBQ was great there was about 160 people this year, everyone had a great time, thank you George for cooking again. We had a great summer season. The community Halloween party is on Saturday 10/24, and kids' events have been planned for remainder of the year.
3. Road Director
Roads are in deplorable condition; it is very disheartening to have to put "band aids" in certain areas and not being able to fully pave an entire road. We need to have a better plan going forward. A great job was done fixing the major potholes so far. Roads are being torn up do to the town using more salt last year, rather than grit, as well as an increase in heavy trucking in the community. There is another sinkhole/drain collapse on Lakeshore Drive East, Carryl will look at it.

Member in attendance stated: That on Cherry Tree and Forest the rainwater flows under the road and then over the berm on the opposite side. Cones are already in the area where Cherry Tree and Forest intersect, that drain is being moved to keep area from flooding. There is a plan in place to fix that intersection and divert the water. There is a 50-foot right of way for every road, our roads are approximately 20 feet wide, leaving easements on either side of paved road, the exact size of the easements is unknown. Our roads are not engineered for pitching, necessary for adequate water runoff. Member asked if an additional berm can be placed along his property. The board will investigate and determine a solution; member is concerned about water causing damage to his property and asked who is responsible for repairs if damage is done. As per board, the member is responsible for any repairs.

4. Legal

Tracey contacted our Lawyer about doing a civil suit against Jackie. Legal fees cannot be put into the restitution amount, the lawyer would cost \$325.00/hour, and with the amount of time that would be needed, it may not be worth us doing a civil suit. It would take approximately 10 hours to do the case, but that does not include filing the case, going to the courts, or court fees. Jackie is currently paying the minimum amount due which is \$25.00/month, to probation for restitution. Tracey will contact lawyer again to get court prices and amount of additional fees needed and will also discuss additional steps going forward.

3.CC&R response from attorney

A question regarding whether LCPOA has CC&Rs to follow was brought up, as a community we do not have CC&R's and follow our bylaws, PREDFDA regulations, and state/federal laws. Jess reached out to our attorney to confirm and received his response: "For traditional homeowner associations, like Barry Lakes, CCR's were not recorded, but inserted into the deeds for each original purchaser, which then bound each owner of the property after transfer." So, in summary, we do not have a set of CCRs, they are included with each property's deed.

4.General Meeting is set for Wednesday 10/28/2026 at 730pm... need Agenda.

Jess will send out an email asking for agenda items. Q4 Newsletter articles are due to Jess by Friday 10/02. Lori had sent out templates for upcoming 2027 budget, each director needs to provide their individual budget and then Susan stated we need to have a meeting to discuss and get board approval before it can go out to the membership. Board members present agree a majority of the budget needs to go to Roads. Brush is overgrown, directors and office will post in newsletter and ask for help from members. Jess also sent out email blast asking for help.

5. Proposed by-law updates

Board has received the proposed bylaw updates that the committee has come up with. Next step is sending them to our attorney. Motion to accept updates by Dave, 2nd by Tracey, all members in attendance in favor. Proposed changes accepted and Jess will send to attorney for final updates.

6. Garbage contract bids:

We received 2 completed bids back, Blue Diamond and Roll of Joe. Jess sent out 4 bid packages and confirmed receipt of each one.

Bid #1- 34.69 per household, \$241,442.00 annually

Bid #2- 36.03 per household, \$250,800.00 annually

Motion made by Dave to contact these companies and negotiate prices, Dave would also like to reach out to NQ who had received a bid package and expressed interest in past conversations 2nd by Tracey. Directors in favor except for Susan abstaining. Susan feels that we shouldn't reach out to NQ since they received Bid and had ample time to respond but didn't. After discussing board agreed to not contact NQ and Dave will contact Blue Diamond and Roll of Joe.

7. New Business

Lori- Thank you Jess and Arden for setting up a new email for her, BarryLakesTreasurer@gmail.com. She is hoping to have the financial reports available for membership on the portal by the general meeting. Jess asked if we can do electronic delivery of 2027 budget instead of bulk mailing since we now do electronic newsletters. Dave made motion to do electronic delivery of budgets, 2nd by Carryl, all in favor. Jess has a list of members that only want items mailed and copies will be available to pick up in office. Our bank signers need to go to PNC together to update the accounts with their signatures. Susan stated she has been getting approval notices from Enumerate, Lori said she can ignore them, that is for her and Bret to approve (monthly electronic statement). There is no way the system can differentiate between individuals and just sends the notice to the board.

Motion to close BOD meeting by Bret. Second by Tracey. All in favor.
BOD meeting closed at 8:02 p.m.