

MINUTES OF LAKEWOOD ANNUAL HOA MEETING HELD OCT. 17, 2009

Members Present ... Ed and Rosemary English, Pat and Carol Gorey, Vicki and David Baujan, Ernie and Melinda Medina, Steve and Marlene Young, Hazel and John Mulkern, Bonnie and Gene Muranko, Betty Iannucci, Jim Dineen, RC and Brenda Thigpen, Pam Hall, Ed and Hazel Castellani, Bud Waesche.

12 Proxies were received ... 13 homes represented were in attendance at the meeting ... and we had 15 homeowners that were "No-Shows" and "No Proxy." It takes 26 for a Quorum so we were short one. All of you ... please understand your Proxy Vote or Personal Attendance at these annual meetings is very important not only to you, personally, but to this entire neighborhood.

David Baujan called the meeting to order at 9:45am and announced that he and Brenda Thigpen will step down from the Board the end of 2010. Carol Gorey suggested we reinstate a "Nominating Committee" which was utilized some years ago and all agree ... that would be helpful. Our Covenants state (in part) ... "The Nominating Committee shall be appointed by the Board prior to each annual meeting." This will be done ASAP in preparation for Election of Officers at next year's Annual Board Meeting.

David gave our Budget Report and a copy of same was distributed to all in attendance. To date, as of October 13, we are under budget in several categories. End-of-Year Budget Report will be sent to all residents with Dues Assessments.

Ed Castellani gave a talk about the importance of homeowner participation and involvement in our community. When there is lack of interest, neighborhoods tend to go down. The same people continue to serve year after year. Ed suggested that we seek out those homeowners that don't participate and let them know we need them.

Committee Reports

SOCIAL COMMITTEE: Brenda gave the report and thanked all those that worked on our Fall Social (which followed this meeting) Carol Gorey, Hazel Castellani, Pam Hall, Rosemary English, Marge Hahn and Melinda Medina. Kaye Dymer stepped down as Chair of our

Social Committee due to her heavy travel schedule. Hazel Castellani has offered to be Co-Chair but we need someone to volunteer to be Chair. Our Lakewood Dinner Club has been a success. We rotate couples in charge of organizing the dinners and get together every other month. Any of you that are not a part of the Dinner Club and would like to be, just let Brenda Thigpen know. Our garage sale in April was a success with lots of traffic. This was the first time we have had all of Windsor Parke participate at the same time, so it cut down on advertising costs. Marlene Young suggested we hold our community-wide garage sale the weekend before Jax Golf and Country Club's event.

WEB SITE COMMITTEE: Ernie Medina asked how many of us are using the site and we came to the conclusion it is being under-utilized. However, it is a wonderful vehicle for any information our residents need and worth maintaining. It contains our covenants & restrictions, bylaws, committees, Dinner Club members, HOA Board members, forms, a place for homeowner comments, our Lakewood Directory, pictures of various social events, etc. Vicki Baujan, Bonnie Muranko and Marlene Young talked about ways we may be able to improve it by using FaceBook, Google, or Yahoo and canceling Go-Daddy. Ernie said we have one more year with Go Daddy and will be checking into ways to improve our Site. Access to the Site is lakewoodwindsorparke.com ... click on Resident ... User Name is Lakewood ... Password is res1dent (the number 1 replaces the letter i)

ARC ... Chair Jim Jacobs was out of town and ARC members Bill English and Ed Castellani reported there was little activity during 2009.

WELCOMING COMMITTEE: Ernie Medina has not been successful contacting our new neighbor Leyse Lowry due to her out-of-town schedule. Carol Gorey said Leyse plans to be at our Christmas Party and we look forward to getting to know her. Also, we have new neighbors renting the Arrington's home ... David and Cecilia (Sassy) Ford. We look forward to meeting and greeting them soon.

LANDSCAPING COMMITTEE: Jim Terry had a conflict and could not attend our meeting; however he offered to continue to be Chair of that committee for 2010. It was noted it's a lot of work and he needs more help. Thank you to Gene Muranko for offering to serve on the committee in 2010. But more help is needed.

**RESULTS OF OUR 2010 SIGN-UP SHEET FOR LAKEWOOD'S
COMMITTEES are as follows:**

**PLEASE NOTE: IF YOU WERE NOT AT THE MEETING AND WOULD
LIKE TO SERVE ON ANY OF THE COMMITTEES ... LET BRENDA
THIGPEN KNOW. THANK YOU!!!!!!!!!!!!**

**ARC ... Ed Castellani, Pam Hall, Patrick Gorey, Bill English, Jim
Dineen, Jim Jacobs**

**SOCIAL ... Hazel Castellani, Rosemary English, Melinda Medina, Pam
Hall, Marlene Young, Carol Gorey, Brenda Thigpen, Marge Hahn**

**WEB SITE ... Ernie Medina, Steve Young, Bonnie Muranko, Vicki
Baujan**

**WELCOMING ... Hazel Mulkern, John Mulkern, Ernie Medina, Marlene
Young, Bud Waesche, Betty Iannucci, Carol Gorey**

LANDSCAPE ... Jim Terry, Gene Muranko

**Brenda talked about the sidewalk and curb cleaning. We received a
poor job on the sidewalks because the chemical used was not
effective. It took a while to do the curbs/gutters due to a rainy
season that set in but when the work was complete, we had a much
better result due to using Rust Aid. Every six months we plan to
remind all homeowners to clean driveways, sidewalks, curbs with
Rust Aid which can be easily sprayed on concrete and is inexpensive
at less than \$10 per gallon. Also to spray mildew with Clorox is
helpful.**

**David Baujan reminded homeowners with bulkheads to check them
periodically to see if there is rotten wood. If so, report same to the
Board for repair. Ernie Medina asked if we were assessing enough
money to take care of these repairs. The Board agrees we need to
have a professional give us an estimate of cost. Once that is done
we will report the findings to all bulkhead owners and make a
decision about future assessments.**

**Carol Gorey asked if we thought e-mailing information to
homeowners a good way to communicate. We do it because it's
easy, we have all homeowners e-mail addresses and think the**

majority read their e-mails. Gene Muranko said we should probably e-mail plus hand deliver information.

Realtor Carol Gorey talked about problems with foreclosed homes in Windsor Parke. Some Associations are maintaining the properties themselves and placing a fine in the hopes they will recover their costs when the homes are sold. Marlene Young asked if there is a way we could know about homes going into foreclosure ahead of time. Carol explained the complexities of the process; however, she says the Jacksonville Association of Realtors Multiple Listing Service has instituted a new program for "short sales/repossessed homes".

Carol will keep check on our MLS and e-mail us when she finds any such homes for sale in Windsor Parke. As of now, there are two such homes which Carol has e-mailed. Thanks, Carol.

Pat Gorey has offered to serve on our 2010 ARC and Pat talked about the importance of our Covenants and Restrictions being adhered to.

When there are violations we have no choice but to take action against the homeowner based on guidelines already established.

Brenda mentioned she sends REMINDERS of our ARC Covenants periodically to all homeowners and stated there is no excuse for anyone in Lakewood saying "We Forgot." This Board and ARC will do everything possible to be fair to any homeowner in violation; however, after a reasonable length of time ... Action Must be Taken.

FALL SOCIAL BRUNCH ... Meeting was adjourned and followed by our Fall Social. We had a raffle for five nice Fall plants ... food was delicious and all had a nice time. Your Social Committee put a lot of effort into making this a special event for all to enjoy. Those of you not there to enjoy our Special Brunch "Missed Out on Good Food and Good Neighborly Fellowship." We missed those not there but hope to see you at our upcoming Christmas Party at the Wingate Inn, December 11. More on that later.