

# Minutes

## LAKWOOD OF WINDSOR PARKE ANNUAL HOMEOWNERS MEETING

18 NOVEMBER 2023

4051 GLENHURST DR JACKSONVILLE, FL

Call to order: 10:35

Attendance: D. Michels, President; B. Longo, Vice President; L. Lowry Treasurer; J. & J. Jacobs; D. & V. Baujan; C. Terry; J. De Vicentis; M. Young; A. Brown; L. Parmelee; J. Walter; F. Milo; J. Sasin; 5 Proxy votes noted.

President's Opening: Welcome. Don commented on low attendance at the Windsor Parke Annual Property Owners meeting on 16 Nov 2023. Between attendance, proxy votes and mail in votes 90 total. 600 needed for a quorum.

Old Business:

Lakewood Covenants & By-Laws have been preserved. Support of River City Management and D Westling Law acknowledged.

Refund of Bulkhead Dues over payment by 4123 completed.

Treasurer's Report:

Copy of the Interim Financial Report provided to all attending. (copy to be attached to the minutes)

Summary of Bulkhead Reserve Funds and recent re-investment activity provided. With the investment, Bulkhead Fund has no cash on hand.

Some comments, minor issues, when available year end costs to be included in the year's end report. 2024 Budget to be finalized at the Jan 2024 Board Meeting.

Raise estoppel fee to \$150.00.

Raise annual dues 5% to \$152.00.(Old Board Action)

Committee Reports:

Landscape: M. Young. Monument containment completed and seems very helpful in easing planting /maintenance around the monuments.

Planting of fall flowers planned.

Homeowner has planted a Palm tree behind one of the monuments.

Social: A. Brown.

All comments concerning the Fall-Halloween gathering positive.

Holiday Social planned for 2 December, 6:30, at Steve and Marlene Young's. Details in the distributed Invitations.

Welcome: V. Baujan. No activity

ARC: J. Walter

Summary of year to date activity provided all attending (copy to be attached to hard copy minutes).

Lots of discussion generated.

Comments by F. Milo, and echoed by others, stated that in 20 plus years of serving on and off the ARC that this year has generated more negative activity and comments than the past 20 plus years.

Comment supporting Flip's statement. The Board was driven to obtain legal counsel.

Fencing a hot topic, with much discussion.

Bulkhead: J. Jacobs

James Jacobs provided summary of bulkhead owners inspections. No problems found. Summary to be attached to the hard copy of the minutes.

Covenant Review: Inactive. D. Baujan commented that the request for topics from the neighborhood generated no response.

Election of Board of Directors

D. Michels and L. Lowry reelected. D. Baujan and M. Young also elected. With Bob Longo, Board increased to 5 (five) members.

President's note: Thanks to all who participated.

Open Discussion:

In short: Comments continued addressing ARC activities, covenant enforcement, requesting a variance from the covenants and need for ARC guideline review.

Committee Sign-up for 2024

Landscape, Social, Welcome and Bulkhead to continue as in 2023.

ARC. No one signed up for the ARC. Board action is to recruit members for the ARC. Without an ARC, the Board becomes the ARC.

NOTE: Should any Neighbor need to process an ARC request, please submit to Don Michels or other member of the Board.

Submitted

D.G. Michels  
President

PLEASE address any comments or request for correction(s) to D Michels at [mich997@att.net](mailto:mich997@att.net) or 904 613 9077.