

Lakewood at Windsor Parke
Homeowners Third Quarter 2024 Board Meeting
1030
28 September 2024
4051 Glenhurst Dr N
Jacksonville Fl 32224

Call to Order: 1030

President's Welcome and Opening Remarks:

Welcome. Couple notes from the Windsor Parke Board Meeting last month. Warning signs and street cross walk painting completed at Sutton Parke N and Windsor Parke by Board and City. Next month repairs to the wall at Sutton Parke N and Hodges Blvd to be effected next month. Repairs to the Windsor Parke Sign planning in progress and expected about the first of 2025. Lakewood resident has call into 630 City to renew street lane painting throughout Windsor Parke.

Establish Quorum:

Board D Michels, B Longo, and D Baujan attending. J King, ARC, Residents. J & J Jacobs and J Sasin

Old Business:

Lakewood Neighborhood News Letter Vol 1, 2024 Published and Distributed. Discussion: Well received with positive comments. Plan is to publish Vol 2 first part of December 2024.

Lakewood Website; Webmaster position remains open.

Architectural Review Committee (ARC): The Board plus Janey King continues to perform duties of the ARC. Recruiting members for an independent ARC high priority for 2025.

Covent changes and impact of Florida Law Changes: See New Business

Accepting Electronic (e-mail) Distribution of Lakewood Business. Request distributed but resulted in about 50% response. Discussed. Will distribute request again.

Distributed E-Mail reminder to all Lakewood addressing proper staging of Trash, Recycling and Yard Waste. (Repeated in Newsletter)

Treasurer's Report: Prepared by L Lowry and Presented by D Michels

Minor discussion and accepted. Suggested: no dues increase for 2025.

Committee Reports

ARC: D Michels

12 ARC requests processed in 2024.

2 First Notification Letters issued, 1 response received.

Social:

Fall Fling. Halloween Theme, 31 October 2024, Glenhurst Dr S

Holiday Gathering: Projected 7 December, details to follow

Landscape: No issues

Welcome: New neighbors in 4084 Glenhurst N welcomed.

Welcome Committee presented draft of information package for new neighbors. Package will include data sheets addressing waste pick-up schedule, board members, parking, Covenant index, Lakewood Website and Website access. Package received strong praise.

Bulkhead: No issues.

New Business:

Annual Meeting and Board Election Scheduled for 23 November 2024.

Proposed Covenant Changes. (Many required by Florida Legislature action July 20)

Bulkhead Committee: Board, per the Covenants, established a Bulkhead Committee composed of the eleven Lakewood Bulkhead Owners in 2021. Proposal was placed before the Board to make a number of changes to the Covenants and formalize the Bulkhead committee as a standing Committee. To Date the only action by the Bulkhead Committee was approval of re-investment of the Bulkhead Maintenance fund. After Discussion, Board decided that maintaining the Bulkhead Committee with informal status was adequate. No Action Planned.

Fences: Members of the ARC have requested the Covenants and Architectural Criteria and Standards (Exhibit A) guidance on fences be revised to include address conforming to the house's footprint. Irregular shaped lots fence requests to be considered on case by case basis with neighbor's approval. No impact on existing fences. Action: Create revision for presentation at the annual meeting.

Board Membership Term Limits: Proposal was made to consider adding term limits for Board Membership. As a note, Florida Statutes for Condo Associations include eight (8) year term limits for Board Membership. Homeowner Board Statutes do not address term limits. After Discussion, Board decided no action needed.

Florida House Bill 1029. Bill requires Homeowner Association Covenants establish retention requirements for Association records. Lakewood Covenants established 10 year retention. Records for over 10 years have been maintained. After short discussion, Board decided No Action Needed.

Florida House Bill 1029. Bill puts no restriction on size of personal pick-up trucks. Lakewood Covenants restrict personal trucks to 3/4 ton. Action: Board will address at the annual meeting and distribute Notice of pen and ink change to delete the 3/4 restriction from the Covenants. No change to commercial vehicles.

Florida House Bill 1021. Bill requires Board members complete s four (4) hour course for certification for Board Membership. Action: Board members to complete the course.

Florida House Bill 1029: Bill requires Board Schedule, act ivies and actions be posted on the Website. Action. Board to comply.

Florida House Bill 59: Bill Requires distribution of rules and covenants to existing and new members, physically or digitally. Summary of Board discussion. A number of years ago the board distributed a Homeowners Guide Notebook to all Neighbors that included the Covenants, By-laws and Rules....(unknown as to how many of these guides still exist) The Board opposes the expense to reproduce these guides in mass. The Covenants, by laws... are posted on the website. Providing guidance to access the “rules” should fill the requirements of the bill.

Submitted

DG Michels