

# **MINUTES OF BOARD MEETING**

**November 29, 2014**

## **Annual HOA Meeting**

Called to order 5:11 PM

Proof of Meeting: Mailed notice November 14, 2014; entrance sign November 5, 2014

Present: Ivan, Maria by speakerphone

No voting to take place as there were only 5 members of whom nominated themselves to run for the 2015 BOD; the previous Board had no desire to continue after a few had served for 7 years plus.

The original Board took over from the developer in 2004 of which most of the current BOD are still serving; during a period between 2007 towards the end of 2009 the Board that was serving was removed by the State of Florida after petitions and legal action commenced. The State found irregular activities that included illegal voting procedures; private meetings were held at Debra Westlake's home on many occasions without notice to the members. Over \$60,000 was spent on the wall for a drip system and plants to cover the wall instead of pressure washing and painting it. They claimed it would cost over \$110K to patch & repaint. The wall was covered in mildew, cracks everywhere, as it was 11 years old with the original white paint. The BOD did an assessment in the amount of \$420 for each member (plus the \$420 annual dues). The BOD then had liens placed on homes for nonpayment, accruing over \$24K in legal fees that was never repaid because of bookkeeping errors. Several hundreds of plants were ordered from Lowes, then cancelled with a store credit being issued. Then several hundreds of more plants were purchased from a nursery. Debra Westlake handled the purchases and Cathy Saputo helped her pick out the colors to repaint only the entrance panels. No receipts were ever turned over, nor any bank statements from the wall assessment account. Members had requested an accountant statement at year end, of which they refused. Members from the original Board once again were voted in with no money in the assessment account and only \$5,000 in the regular account to manage the monthly expenditures.

Ivan discussed the importance of following the HOA documents; that we had \$15K in the wall assessment account for repainting this year, as it is going on 5 years. Ironically, Cathy Saputo recently expressed concern regarding the disrepair of the exterior wall, stating that the BOD were not fulfilling their responsibility, all the while aware that we have accumulated \$15K in the wall reserve account, with the option to transfer and additional \$5K from the regular account.

Ivan explained the cell phone had to be paid by the 7<sup>th</sup> of each month at Metro PCS in the amount of \$25. He also covered the procedure of expenditures, needing to keep all receipts with signatures for a reliable accounting system.

He spoke of the two lawsuits which ended in mediation. The first was with the dismissal of R&R lawn maintenance. Amy Thorne had recommended that they file suit against the HOA, at the same time she was on the BOD, stating she would be a witness for R&R, clearly a conflict of interest; however, her testimony would have been worthless, since she never actually witnessed anything; all was hearsay. Amy resigned at the end of that year of 2013.

The second lawsuit was with the Saputos; they requested permission to build a pool which was approved but never submitted approval for the massive landscape change to their lot. Several neighbors called and sent us letters complaining. She opted to file suit, therefore the BOD had no choice but to obtain legal counsel then proceed to mediation.

Due to Doug Thorne being his usual obnoxious self, interrupting and yelling out on a regular basis, it was difficult to hear what all his problems are. Apparently he had issues why the original Reiley's deck plans were not approved. First it extended into the water; the by-laws clearly state no structures within 10 feet of the water's edge. Dougie should have remembered that; when his deck was being built they had to stop construction to measure from the waters' edge because of a member's concern. The Reiley's second plan was approved. (The owners of that lot live in Texas; their son and daughter -in -law are living there. They falsely represented themselves to the BOD as Peter and Katherine Sue, the owners on the deed.) Tom Figliulo has correspondence to confirm.

It was also made clear that Maria Pisano, Secretary, no longer sent out violation letters as of January 2013; Tom Figliulo reported all violations to her on a daily basis in the past, giving her names and what type of violation to mail out. Since the beginning of January 2013, Amy Thorne was asked to take over that task at the first Director's meeting. Apparently she did not comply, so Tom Figliulo took over the responsibility of not only monitoring the neighborhood (as he has for the past 10 years), but also sending out notices/letters himself as he deemed necessary. Occasionally Maria would assist him with the legal verbiage or address envelopes for his correspondence.

Jimmy Lin wanted to know about his legal fees; after all the research he did on the water retention system on his property, why didn't he just call Southwest Water Management/Swift Mud to schedule it to be cleaned out? Why did he opt to retain legal counsel? He could have avoided dealing with Tom Figliulo, the President, and his "executive decisions", as Tom called them. The overgrowth is on Jimmy Lin's property, it is his responsibility to make sure it is maintained. A simple phone call from him to the County would have resolved this matter.

Meeting adjourned 5:50 PM by Maria, due to Dougie Thorne's excessive incoherent interference.

All records can be obtained January 1, 2015 or any time thereafter by the new BOD. Ivan said he would coordinate with Jimmy Lin.

Please note that all records prior to the fall of 2009, when the current BOD took over, were not given to anyone, no records of meetings, no receipts for expenditures, no bank statements, no wall account receipts or statements, only the check book was turned over. Please ask Cathy Saputo, she was on the BOD during that time period, as to the disposition of these items. Jimmy Lin has expressed a desire to peruse these documents, as the retention schedule dictates 7 years.

All violation letters and notices are in a folder which Tom Figliulo has, along with a box of pre-stamped postage envelopes, bank ink stamp and HOA address ink stamp. He has denied all requests from the BOD to procure them. Any questions regarding the initiation of conflict regarding the two lawsuits should be directed to Tom Figliulo as well.

(Copies of all minutes 2009 - 2014 have been retained)

## **MINUTES OF BOARD MEETING**

**July 24, 2014**

Emergency phone meeting was called in order to replace Tom Figliulo as he resigned.

All agreed to assign Wayne Davis to the Board of Directors.

LYNN LAKE H.O.A.  
PO BOX 260428  
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512-2300

**BOARD MEETING MINUTES  
JANUARY 12, 2014**

Directors' Meeting to elect officers

Present: Tom, Maria, Alex, Ivan, Sandy

Called to order 1:10 PM

Alex Baker gave notice he is resigning from the Board as Treasurer.

Amy Thorne assumed she was not re-elected as she did not attend the annual meeting; therefore she resigned.

It was voted that Tom remain Pres.; Maria, Sec.; Ivan, VP.  
Sandy MacWilliam was voted in as a Director; however does not want to be Treasurer. She agreed to make deposits & pay bills.

Currently we are actively searching for some one to fill the other vacancy, also to help with Treasurer's position.

Meeting adjourned 1:50 PM

# **MINUTES OF BOARD MEETING**

**December 12, 2013**

## **Annual HOA Meeting/Voting of Directors**

Called to order 6:45 PM

Proof of Meeting: Mailed notice November 1, 2013

Present: Tom, Alex, Maria, Ivan (Amy no show, no call)

Annual Meeting – no voting as there were not enough proxies or members in attendance to create a quorum; same board will govern in 2013, with the possible exception of Amy; Alex will resign as the treasurer the end of this year. The Board will meet to vote in Sandra McWilliam to replace Alex. Will also discuss the replacement of Amy, as she has not contributed to any HOA functions. All agreed for Ivan Neal to replace Alex Baker as signer on HOA checking accounts and Thomas Figliulo requested to be removed from the signature cards of both accounts as well.

Voted to remove dock, as it has been declared a potential hazard and has been deemed damaged beyond repair by 4 estimates received. The lowest bid to remove was \$3K with company having current liability insurance certificate. All voted yes. Lower bid company did not have any liability insurance and stated he would not obtain any; therefore his bid is null and void.

Meeting adjourned 7:03 PM

## **MINUTES OF BOARD MEETING**

**January 27, 2013**

Called to order 1:07 P

Meeting of Directors to vote on Officers

Present: Tom, Alex, Amy, Maria

All voted unanimously to have Officers remain in their capacity for 2013.

Tom, Pres; Ivan, V.P., Maria, Sec., Alex, Treas., Amy, Director

Meeting adjourned 1:20 PM

## **MINUTES OF BOARD MEETING**

**December 13, 2012**

### **Annual HOA Meeting/Voting of Directors**

Called to order 6:35 PM

Proof of Meeting: Mailed notice October 1, 2012; entrance sign December 5, 2012

Present: Tom, Alex, Amy, Maria by speakerphone (Ivan not present)

Annual Meeting – no voting as there were no volunteers to run for HOA Director; same board will govern in 2013.

Discussed dues; will eventually need to increase to cover basic maintenance.

Estimate from Magnum Painting to fix cracks on exterior wall \$300; all voted in favor.

Floating dock is actually floating all over the lake; it's currently tied to the fence and trees. Tom is trying to get estimates on repairs. One estimate was \$4K to repair; they recommended new dock at \$10K; to remove dock \$3K. This is only from one company.

After January 1, 2013, violations for parking in the street will result in one warning letter from the Board, with daily fines at \$35 per day; second offense or ignoring warning letter will result in attorney's letter of which homeowner will be liable for attorney's fees, daily fines, costs incurred, etc.

All violations of our Deed Restrictions & delinquent member dues, will result in one letter from the HOA; failure to comply will also result in attorney letters. All voted in favor.

Meeting adjourned 7:03 PM



## MINUTES OF BOARD MEETING

Sept. 22, 2012

12:30 PM Tom called an emergency phone meeting; Tom, Ivan, Alex, Maria; again Amy did not answer.

Apparently Rose wanted to plant some annuals at the front entrance; Tom called her & told her not to, because her employment would be termed as of Oct. 1st. Shortly thereafter Rose called Tom 5 times leaving 3 messages, yelling that no one can terminate her contract because it is legal and she wants satisfaction, repeating the same thing over & over, totally enraged. Tom has saved these messages.

Rose drove to Tom's house, kept knocking & ringing doorbell; Tom was out, his wife did not answer. Tom found copy of letter from an attorney representing R&R.

Directors decided to have Brian Leung respond and voted to incur legal expenses as needed to resolve situation.

We all voted yes.

## MEETING MINUTES

July 21, 2012

Tom held an emergency meeting in front of Ivan's home around 9AM; Present Tom, Ivan, Alex. Maria on phone. Amy did not respond to phone call.

Tom stated he had just come back from Chicago the previous evening. While in Chicago, Rose called him on his cell, upon receipt of our letter, yelling at him. She was furious that he told the Directors what had transpired with the sofa & Diaz confrontation, because she had begged him not to say anything to the other Directors. She was screaming at him that she thought it would be just between the two of them.

Tom motioned to term their employment; He did not think he needed to tolerate the verbal abuse from a mentally unstable person. Also mentioned was the illegal dumping of the sofa; Larry Diaz confrontation; sprinkler heads not replaced after two months after calling it to their attention, along with the tree branches that needed to be trimmed.

Ivan mentioned that he had spoke to them regarding the mowing of the side of grass along the inside wall. It was re-sodded several months ago, now is all torn up and only dirt because they were using the incorrect equipment. Maria said she had asked Rose to trim back the crinum lilies which also never materialized.

It was determined that based on their unprofessionalism, illegal dumping, Diaz confrontation, phone out burst with Tom, lack of concern to our maintenance requests, we term their contract with a 30 day notice.

The vote was unanimous.

## MEETING MINUTES

July 10, 2012

6:15 PM

Tom called a phone meeting; Ivan, Maria & Alex (Amy didn't pick up)

Apparently a sofa was dumped on HOA common property last week; R & R moved it onto Larry Diaz's property across the street. Larry Diaz promptly moved it back onto the HOA property. R & R was finishing up their weekly maintenance, saw Larry pull up into his driveway then Rose, her son and another employee confronted him, yelling obscenities hanging into his window and threatening him. "you old F----- bastard, we're going to F---- up your home & f--- up your truck."

Larry drove over to Yamel Arronte's house, looking for someone on the board to speak with. Yamel took him to Tom's house. Tom said Larry Diaz was visibly shaken as he explained the situation. Larry Diaz said if something were to happen to him or his home/truck, he would hold us responsible since we employ them. He said this is not the first time he's observed R & R dumping items across the street on his neighbor's property or his property. Larry called Sheriff's office for assistance.

All agreed that we would send a letter to R&R, put them on notice that the Board will not tolerate the above.

We decided to meet within a few weeks to determine whether we would continue R&R's employment.

## **MINUTES OF BOARD MEETING**

**January 15, 2012**

Called to order 4:00 PM

Proof of Meeting: Directors Only to Elect Officers for Board

Present: Tom, Ivan, Maria, Alex, Amy

All voted for same officers as previous year; Tom, Pres.; Ivan, V.P.; Maria, Sec.; Alex, Treas.; Amy, director.

Agreed to minimize expenditures, as budget is at breakeven point and must save approx. \$3K each year to repaint exterior wall within 5 years.

Agreed to have signs made for entrance on Lynn Rd. for notice of meetings and quarterly payment due dates. Amy researched; all agreed.

Ivan and Tom to price new lights for entrances as old ones are totally rusted and new bulbs cannot be replaced. Approx. \$40 for each new fixture; \$200 for electrician.

Meeting adjourned 4:40 PM

## **MINUTES OF BOARD MEETING**

**December 13, 2011**

Called to order 6:35 PM

Proof of Meeting: Newsletter Sept. 28<sup>th</sup> & Nov. 4<sup>th</sup>; Signs posted Dec. 5<sup>th</sup>.

Present: Tom, Alex, Amy, Maria

Annual Meeting – no voting as there were no volunteers to run for HOA Director; same board will govern in 2012.

Parking: Members will incur fees immediately as most violations are repeat offenders which have had previous warnings. This includes trailer parking in excess of 24 hr. period of time. \$35 per day violation fee; vote unanimous.

Duck/Birds: Nelson Torretta is to be reimbursed by the HOA for cracked corn to feed them; all voted yes, with an approx. limit of \$50 per month.

Yard sales: One annual community yard sale will commence on May 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup>. 2012. All voted and agreed on date.

Architectural Committee: Still searching for 3-5 members to serve.

Painting: All voted and agreed that all garage doors and trim must be painted white/off white with the exception of 4 homes which the developer grandfathered in. Columns must be painted either white/off white or same base house color.

New Board of Directors will have a meeting in January to elect officers in 2012.

Meeting adjourned 7:03 PM

Minutes for Lynn Lake HOA

*April 7, 2011*

Date: *4/7/11*

Agenda: Vote on fence around dock area to keep out trespassers.

Meeting began at 6:40pm.

Everyone was called to order and everyone on the board was present except Maria Pissano, Secretary.

Old Business

Discussion on how to resolve trespassing on and around dock, either by fence or removal of docks. Get quotes from three different fencing companies.

New Business

Vote on fence around dock. Everyone on the board, that was present, voted yes and were in favor for having a fence installed around dock area. One person, Mark Bracken, who is a member of Lynn Lake HOA was not in favor in having a fence installed around dock area, because he felt that the fence would not be sufficient in keeping trespassers off the dock and common area.

Meeting adjourned around 7:20pm.

*Minutes recorded by Amy Thoenes*

## **MINUTES OF BOARD MEETING**

**March 16, 2011**

Called to order 6:45 PM

Proof of Meeting: Entrance sign posted March 2nd.

Present: Tom, Amy, Jackie, Maria

Late Fees: Voted not to give any waivers or longer grace period for persons more than 15 days delinquent. \$15 delinquent fee per quarter, \$5 each additional month.

Fence around dock to get revised estimates with pitch on fence, if possible, and go into water. Amy & Tom insisted on 8 ft. high; Maria stated there's a variance to limit of 6 ft. high in residential areas.

Tom to get lock system on fence quotes.

Discussed amendment changes:

- Allowing small boat motors on lake (electrical)

- Directors from limit of 5 to 7

- Owners whom rent homes must provide background/criminal check

- To get with Brian Leung for proper verbiage.

Meeting adjourned 7:35 PM

## AGENDA – MEETING March 16, 2011

### LYNN LAKE HOA

#### OLD BUSINESS:

Directors had meeting to assign Officers.

- 1) Tom, President; Ivan, Vice President; Maria, Secretary; Jackie, Treasurer; Amy, Director
- 2) Amy was appointed to send future violation letters to all members of the HOA, that fail to comply with our Deed Restrictions/By-Laws, keeping documentation of such. First letter, form; second letter, personalized; third letter, Maria, legal.
- 3) Vote was unanimous, that old dock be removed as soon as funds were available in budget.
- 4) To discuss amending By-Laws/Deed Restrictions at next meeting.

#### NEW BUSINESS:

- 1) Discuss amending By-Laws/Deed Restrictions:
  - A) Renters must be approved by Board pending criminal/credit investigation
  - B) Delete "3" Board Directors; Must have "5" or possibly "7" Directors
  - C) Restriction of small motorized watercraft deleted to allow ---- amps electrical
- 2) Late fees for delinquent monthly payments of dues.
- 3) Trespassers frequenting dock area; Tom completed trespassing form at Sheriff's office.
  - A) Possible removal of both docks (approx. \$2,300 x 2 = \$4,600)
  - B) Possible installation of fence with lock (approx. \$4,500 to \$4,800)

Discuss budget excess; not to infringe on wall reserves.



## **MINUTES OF BOARD MEETING**

**January 12, 2011**

Called to order 6:45 PM

Meeting to Elect Officers/small business discussed

Present: Tom, Amy, Maria, Ivan, Jackie

Directors agreed to keep previous officers' titles: Tom, President; Ivan, Vice President; Maria, Secretary; Jackie, Treasurer; Amy, Board Member.

Amy was appointed to send violation letters to all members of the HOA, that fail to comply with our Deed Restrictions/By-Laws, keeping documentation of such. First letter, form; second letter, personalized; third letter, Maria, legal.

Vote was unanimous, that old dock be removed as soon as funds were available in budget.

Next meeting to discuss amending by-laws:

Renters must be approved by Board pending criminal/credit investigation

Delete "3" Board Directors; Must have "5" or possibly "7" Directors

Restriction of small motorized watercraft deleted to allow ---- amps electrical

Meeting adjourned 7:30 PM

## **MINUTES OF BOARD MEETING**

**December 15, 2010**

Called to order 6:40 PM

Proof of Meeting: Entrance signs posted December 9<sup>th</sup>.

Present: Tom, Amy, Maria, Ivan

Current board will remain in place for 2011; no homeowners volunteered to run as director on ballot.

To obtain estimates to repair or remove old dock; depends on projected budget.

Motorized boats discussed on lake; temporary approval was given to small amp motors, pending verbiage and vote in future meeting. Attorney to review and advise.

Dough Thorn became belligerent towards Maria for writing violation letters regarding motor boats on lake, stating our Deed Restrictions and By-Laws are not the Board's "bible". Other discussion commenced with Directors supporting violation letters and obligation to abide by the By-Laws set forth and recorded with Hillsborough County.

Meeting adjourned 7:25 PM

## **MINUTES OF BOARD MEETING**

**September 9, 2010**

Called to order 6:35 PM

Proof of Meeting: Entrance signs posted September 2nd.

Present: Tom, Amy, Jackie, Maria, Ivan

Discussed delinquent assessment members. To mail demand letters, then lien properties.  
Approx. 10 letters to be mailed.

Appointed nominating committee for annual election of board of directors: Pha Figliulo, Alice Neal, Randy Hill, Larry Abrams, Laura Bracken

After nominations, date for annual meeting to be scheduled for election. Newsletter to go out advising of such, then ballots and proxies will be mailed to members with instructions.

Selected three color sheets from Sherwin Williams paint, #54, #55 and #56. To have them put samples on wall, then final vote.

Ivan to send Roseanna Kelly letter to demand Lynn Lake website @ yahoo turned back over to HOA. After demand, should she not comply, Yahoo advised Ivan they will shut down site and issue new password to HOA.

Pressure washing, removal of vines and painting to commence by end of month.

Meeting adjourned 7:35 PM

## **MINUTES OF BOARD MEETING**

**APRIL 13, 2010**

Called to order 6:05 PM

All Directors present

Voted to have weeds by lake removed on Jones and Bo property, provided it does not exceed \$50 each; all approved.

Sprinkler timer to be replaced; to get estimates

All voted & agreed to get rid of HOA web site; only 2-3 hits per month which is Ivan.

Voted to put lien on Bo's property; hasn't paid any dues since last year & assessment still outstanding; all approved.

Voted to have B & R fertilize, etc. annually; every other month around \$100; all approved.

To get buy out figure from camera lease to see if we can save \$\$\$

To send out newsletter advising that we will need to have another assessment to maintain wall & entrances & docks.

Homes in foreclosure: Juan Alcaz, Jagwantee Singh, Leon Bo, Ali Karima, Wayne Acosta, Kathy Jones

To obtain estimates on repairing floatation dock and removal of old and/or both docks.

Next meeting scheduled for June 8<sup>th</sup> at 6:30 at Publix.

Meeting adjourned 7:08

## MINUTES OF BOARD MEETING

January 26, 2010

Called to order 6:36 PM

Proof of meeting was posted with signs at both entrances on January 15th

All directors present, except for Ivan

### Old Business

Directors voted for same officers

### New Business

All agreed to have locks changed on PO Box for security purposes; need documentation

Web site up and running: Lynnlake.biz

Sewer/retainage back up after rains; County came out; to call & resolve

Pump station needs additional cement to secure; Randy to review & advise

Tom, Maria & Amy to get an estimate of replacing entrance plants with frost resistant ones

Meeting adjourned 7:12 PM

## **MINUTES OF BOARD MEETING**

**December 30, 2009**

Called to order 1:10 PM

Meeting for Directors to elect officers

Present: Tom, Amy, Jackie, Maria, Ivan

All agreed to have same officers: Tom, Pres., Ivan, V.P., Maria, Sec., Jackie, Treas., Amy, Director

Budget was reviewed and approved to be mailed to members along with payment coupons for monthly dues. It was also agreed to note in the budget that a possible assessment may be necessary for the pressure washing, removal of vines, stucco and painting of the subdivision wall.

All agreed to dismiss foreclosure action on 2 homes, as one was paid; however, it was also agreed that liens would remain recorded on the properties of: Kathy Jones, Leon Bo, and Ali Karemia

Agreed to satisfy recorded liens on two properties that have been paid.

Newsletter to go out this month

Meeting scheduled at Publix for Jan. 26<sup>th</sup>, at 6:30 PM

Meeting adjourned 3:15 PM

## MINUTES OF BOARD MEETING

December 21, 2009

Called to order 6:40 PM

Proof of notice of meeting was mailed November 15<sup>th</sup> with ballot & proxy, along with signs posted at entrances on Dec. 11<sup>th</sup>.

Present: Tom, Amy, Jackie, Maria, Ivan

### Old Business:

Directors voted to commence with election only.

### New Business:

Directors voted to commence with election only.

20 ballots/proxies were provided at this election meeting; (list of members present & proxies rec'd are available in Dec. 2009 Election folder)

No quorum was achieved; present board to remain in office. Votes were counted and reflected same.

Meeting adjourned 6:55PM

## MINUTES OF BOARD MEETING

October 19, 2009

Called to order 6:40PM

Proof of notice of meeting were posted at both entrances on October 15<sup>th</sup>

Present: Tom, Amy, Jackie, Maria

### Old Business:

Phone line installed 961-6354

Cameras-Verizon line installed; need 3 prong plug for United Service to install

Wall Account – No deposits listed to reconstruct what members paid what; Valarie said they don't know what happened; should have been in boxes. All voted to have bank reproduce copies of deposits.

### New Business:

Board all agreed on candidates for nominating committee: Laura Bracken, Doug Thorn, Randy Hill, Alice Neal and Jim Bruington

Newsletter to go out beginning of November to announce annual & election meeting to be held on Dec. 21<sup>st</sup> at 6:30 at Publix. Room reserved.

Global to be released Dec. 15<sup>th</sup> for not fulfilling their terms of contract. Board all voted on dismissal and to obtain new bids.

Meeting adjourned 7:00 PM



## AGENDA

Meeting October 19, 2009

### Old business:

HOA phone line –installed number

Cameras

A/R and A/P ; still working on; wall account missing list of checks deposited.

Requested copies from Roseanna Kelly; she said her computer “crashed” and lost the info; said she didn’t have any copies or lists of what was deposited.

### New business:

Appoint <sup>fd</sup> members for election nominating committee: Laura Bracken, Doug Thorn, Randy Hill, Alice Neal, Jim Bruington (vote?) ✓

Released Global as of Dec. 15<sup>th</sup>; currently getting bids for lawn care maintenance

Newsletter to go out beginning of November

## MINUTES OF BOARD MEETING

SEPT. 24, 2009

Called to order 6:41 PM

Proof of notice of meeting: Signs were posted at both entrances of 9/19/09

Present: All directors and hired cop

### Old business:

Election of new officers and directors were introduced

### New business:

Discussion of phone number installed for HOA members to call; vote was unanimous

To activate security cameras properly, Wayne Acosta to assist; vote was unanimous

Directors are currently working on organizing all paperwork reconstruction; A/R, A/P, Minutes, etc. To have proposed budget completed ASAP.

To appoint nominating committee for next election at following meeting.

Website update, to have Wayne Davis assist; vote was unanimous

Next meeting to be held Oct. 19, 20, or 21, 2009

Newsletter to be compiled for members prior to next meeting

Meeting adjourned 7:03

For the record Deb Westlake stated that all the vines were purchased at Lowe's and they guaranty their plants; there was a credit left of approx. \$200 of which Mark Valarie deposited into the HOA checking account.

LYNN LAKES HOMEOWNERS ASSOCIATION

Po Box 260428

Tampa, FL 33685-0428

September 19, 2009

Board Meeting: 7:05PM

Present: Jackie Lewan, Ivan Neal, Tom Figliulo, Amy Thorne, Maria Pisano

Elected new officers of the board. All was in favor of Tom, President; Ivan, Vice President; Jackie, Treasurer; Maria, Secretary; Amy, Director.

All was in favor of Tom, Jackie and Maria to be signers on HOA checking account.

All was in favor of Brent Arronte, Assistant Treasurer; Mark Bracken, Assistant Secretary; Wayne Acosta, Webmaster/Sgt. At Arms, C.W.P. as needed for the Directors

Meeting was adjourned 7:15 PM

Westlake parked in front of Tom's house, with headlights on, taking pictures with flash, through the windows for approx. 20 min.