LAKE LUCIE MINUTES – BOARD OF DIRECTORS MONTHLY MEETING

February 17, 2026 TIME: 7:00 P.M. PLACE: CABANA

ITEM I: CALL TO ORDER, ROLL CALL. Grady Maynard absent, PLEDGE OF ALLEGIANCE, AND MOMENT OF SILENCE...7:03 P.M.

ITEM II: 1. GUEST SPEAKER: Colorfy Painting & More came to explain step by step how they will pressure wash pool deck and pavements and seal with non-slip coating. Also, tidy up heater area near pool.

2. Approval of last month's minutes: motion: Robert McIntosh; second: Jean Auletta and unanimous vote by board members.

3. PRESIDENT'S REPORT: Thanking Robert McIntosh, Carl Auletta, and Anthony Kerzic for replacing damaged screening in the Cabana. Thanking Robert McIntosh for fixing sprinkler, fixing gate, insulating and draining pipes at pool during the freeze, and taking care of fire ants. Also, thanks to Robert Mcintosh, William Eshleman, Guy Gamache, Carl and Jean Auletta for better organizing the Cabana. $5400 was spent on the new pool heater. $6500 will be spent on pressure washing and sealing the pool pavers with a non-slip coating including pavements. Also, we will fix railroad ties near pool heaters. Pool will be closed for 2 days. 2 outstanding on HOA dues.

4. TREASURER/SECRETARY'S REPORT: Barb's Bookkeeping is doing a great job sending out HOA dues and keeping track of payments as well as paying bills. Approval of January's monthly budget: motion: Donna Zutter; second: Robert McIntosh; and unanimous vote by board members.

5. ARC REPORT: Donna Kunkle, Chairperson, got HOA Board approval to fine $100 per day up to $1,000 per month to the people who have not complied with repeated requests by the ARC. Approval motion by Jean Auletta; second by Donna Zutter; and unanimous vote by board members. Bids to clear lots given: $11,000, $10,000, $9,200, and $9,000. Approval to clear lots given by the Board. (TABLED AFTER MEETING FOR NEXT MEETING TO DETERMINE THE BID)

4. SOCIAL COMMITTEE REPORT: DONNA ZUTTER...Bingo planned for Saturday at 7 p.m. for $10 & will continue once a month. Dates posted on website and message board.

5. POOL COMMITTEE REPORT: BOB MCINTOSH: Clarifying Pool Rules written and approved by the Board to be placed on website and front door of Cabana.

ITEM III: 1. BENCH FOR SCHOOL KIDS: Robert McIntosh will be ordering bench and getting it installed.

2. Community Directory sent out by email to community with just names and addresses. Paper copies can be obtained by request.

3. More volunteers are needed for Social Committee, Pool Committee, and the Decorating Committee to help keep costs down.

ITEM IV: COMMUNITY QUESTIONS AND INPUT: Questioned if we will be replacing the refrigerator. Not currently.

ITEM V: ADJOURNMENT 7:50 p.m.