

Lakewood on the Green Board Special Meeting Summary - April 9

Lakewood on the Green Board Member Special Meeting - April 9, 7:30 PM

Attendees

- Alex Rosales
- Maria Ilcheva
- Fritz de Louis
- Richard Zucchini
- Francie (joined late)
- Brenda (joined by phone)

Emergency Purchase: Lounge Chairs

- Richard Zucchini made an emergency purchase of **14 PVC lounge chairs** at **\$70 each** from Lowe's due to broken existing chairs.
- Delivery scheduled for **Monday**.

Clubhouse Window Treatments

- Awaiting quotes; **Francie** responsible for coordinating.

Entryway Signs (Margate Grant Project)

- Maria and Alex leading the project.
- Richard suggested vendors provide **rendering drafts** of multiple design options.
- Preference for **backlit green signs** similar to those at the nearby shopping plaza.
- **Alex** noted that permits are required for signage and electrical work, but the vendor will handle them.

Vehicle and Parking Rules - Roommate Policy

- **Current rule:** Tenants allowed **2 four-wheel vehicles**; no limit for owners.
- **New motion:** If an owner lives in the home and brings in a **roommate (tenant)**, the roommate is allowed **only one four-wheel vehicle**.

- **Motion made by Richard**, seconded by Maria.
- **Vote: 4 in favor** (Richard, Maria, Francie, Brenda), **1 opposed** (Fritz).
- **Clarification:** The restriction applies per **roommate tenant**, not per household; **owners retain unlimited vehicle rights**.
- **Motion passed.**

Tree Trimming Assessment

- Richard reviewed tree conditions and conducted significant trimming of **dangerous trees** after a 2-2.5 year period.
- Suggested **postponing next trimming** until next year to conserve funds.
- **Concerns raised** about resident complaints from previous meetings; agreed to **handle urgent cases individually** as needed.

Gym/Pool Fob Verification Process

- **Maria and Alex** leading the initiative.
- **Plan:**
 - Distribute **verification forms** via websites, clubhouse, office mail slot, and door delivery.
 - Accept **online and paper submissions**.
 - **Deadline:** May 11 (Monday at ~7:30-8:00 PM).
 - On May 11, all unverified fobs with "Resident" status will be **deactivated**.
 - Verified users moved to "New Resident" category with full access.
- **Data entry:** Manual input required due to outdated system; cannot import Excel.
- **Coin fobs (15 or fewer):** No visible serial numbers; require **in-person scanning** at gate.
- **Fob limits:**
 - **Tenants: 1 fob per household.**
 - **Owners:** Up to **2 fobs**; additional fobs available for **\$100 each**.
- **Communication plan:** Email notices and website and Engage with forms.
- **Motion passed** unanimously to set **May 11** as deactivation deadline.

Community Events

- **Fourth of July event** under consideration.
 - Concerns about conflicting with city events (parade, fireworks).
 - Richard will research and propose options.
- **CPR Class proposal:**
 - Hosted by **local fire department** at clubhouse.
 - Includes **certification**, resuscitator, and dummies.
 - Suggested size: **20 participants**.
 - Preferred time: **weekday evening (6:30 PM)**, ~1.5 hours.
 - No legal requirement for AED (defibrillator), but suggested as optional.

Other Agenda Items

- **Item 7 (Reserve Study Readiness):** Collate reserve estimates by **April 23** for board review and future referendum.
- **Item 9:** Deferred to future discussion.

Adjournment

- Meeting adjourned at **8:14 PM**.
- Total duration: **44 minutes**.

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