

# Lakewood POA Meeting Summary - April 23, 2026

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### Children Riding Gas-Powered Four-Wheelers in the Park

- The board addressed ongoing concerns about children operating gas-powered four-wheelers in the community park without safety gear, occurring 2-3 times per week.
- Major risk: HOA liability and potential lawsuits despite lack of negligence, referencing a past \$70k legal expense for a frivolous claim.
- The park is association-owned common property, increasing perceived responsibility.

#### #### Proposed Solutions and Decision

- Options considered: calling police, requiring notarized parental liability waivers (previously rejected), and posting prohibitive signage.
- **Decision:** Prohibit all recreational motor vehicles on park property.
- **Action Items:**
  - Alex Rosales (property manager) to install four clearly visible signs stating: "No recreational motor vehicles of any kind permitted on park property."
  - Signs to be placed on trees due to cost constraints.
- **Enforcement:** Once posted, violations will be enforced by calling Margate police.
- Motion made by Fritz, seconded by Maria; unanimously approved.
- Signage establishes de facto policy despite absence in bylaws, reducing liability risk.

### Air Conditioning Replacement for Clubhouse

- Two aging rooftop AC units (5-ton total) are failing during events (~twice monthly), with models from 2009 and 2013 losing Freon.
- **Proposal:** Replace with two 4-ton units (8-ton total) at \$6,000 each (\$12,000 total).
- Gym's older unit will remain; future mini-split system considered.
- Urgency driven by May event schedule and resident complaints.

#### #### Financials and Vote

- Clubhouse generates ~\$9,000 annually from rentals (\$400 per event).
- Operating account had negative balance in March but now has ~\$48,000 after April dues, covering cost.
- Budget vs. actual funds distinction emphasized by treasurer.
- No installation interference with future roof replacement; no cost savings to combine gym unit replacement.
- **Vote:** Motion by Brenda, seconded, passed 3-1 (Brenda, Fritz, Rich yes; Maria no).

- Alex to begin immediate work.

#### #### Additional Community Initiatives

- **Tree Giveaway:** City offering free trees (crepe myrtles, tabebuias, citrus); no mangroves.
  - Volunteers must submit driver's license copy and authorization statement to [info@lakewoodpoa.org](mailto:info@lakewoodpoa.org).
  - Trees donated to association; four volunteers signed up.
- **Pool FOB Registration:**
  - Registration form (online via website/Engage or printed) requires FOB serial number.
  - Tenants limited to one FOB; unreadable cards require in-person registration.
  - Communication plan includes email, President's letter (with board list, annual meeting details, and possibly motor vehicle rule), and back-to-back printing option.

## Entryway Sign Design and Materials

- **Final Design:** Sign Option #1 - Lakewood on the Green, double-sided (not V-shaped), with cursive script, backlighting, and green background.
- **Materials:** Custom monument aluminum base (dark green, gray, white), reverse channel letters, white backlighting, concrete base for stability (vendor confirmation pending).
- Final cost estimation outstanding.

#### #### Communication Issues

- Portal notifications managed via phone settings, not website.
- Some members reported login difficulties to portal system.

## Reserve Study and Financial Planning

- Association reserves are significantly underfunded; a professional reserve study is needed.
- Board made decision at January 2026 meeting to collect quotes and estimate reserves.

#### #### Component Assessments

- **Roof:**
  - Replacement quote: \$48,000 (main and small buildings).
  - Estimated life: 13-20 years; current roof exceeds this, not replaced since pre-2005 (partial repairs post-Hurricane Wilma).
  - Flat roof >20 years old; risk increased by self-insuring storm damage via \$10,000 annual reserve allocation.
- **Pool:**
  - Recent work: ~\$50,000 (\$25k replumbing, \$25k re-marbling).
  - Plumbing failure deemed rare; life cycle estimated at 15-20 years.
  - \$25,000 reserve suggested for future re-marbling (excludes plumbing).
  - Routine maintenance (pumps, minor leaks) funded through MRO, not reserves.
- **Roads and Parking:**

- Repaving estimate: \$253,000 (~\$1,000 per home).
- Likely funded via special assessment, not reserves.
- **Clubhouse Flooring:**
  - Replaced in 2024 for \$17,000 (originally projected \$25k).
  - Life cycle debated (5-10 years); **8 years** tentatively agreed upon.
  - Clarification: "Carpet" in study refers to current **wood flooring**.
- **Painting Reserves:**
  - Exterior painting completed for \$220,000, 8-year life cycle; 6 years remaining.
  - Confusion over funding sources (painting reserve vs. contingency); accounting imbalance noted.
- **Contingency Funds:**
  - \$126,000 balance.
  - Post-2005 storm: \$90k spent on clubhouse area, \$140k on property (sprinkler repairs).
  - No insurance coverage (detached elements); city cleared trees at no cost.
  - \$50/month special assessment for 8 months replenished funds.
- **Sprinkler Pumps:**
  - \$20,000 replacement estimate; currently funded from operating budget, not reserves.

## Gym Floor and Equipment

- Current gym flooring is standard carpet (e.g., TrafficMaster), not suitable for heavy use.
- **Replacement Plan:**
  - Rubberized tile flooring recommended (modular replacement capable).
  - Size: ~400-500 sq ft; cost: \$20/sq ft (\$8k-\$10k) + \$4k for equipment move (\$2k each way).
  - Total estimate: ~\$14,000.
  - James offered to move equipment to save costs; Maria to obtain estimates.

## Facility Conditions and Future Proposals

- **Gym Equipment:**
  - Acquired via \$1 lease 20+ years ago; now fully owned.
  - Preventative maintenance and service contracts in place.
  - New equipment quote: \$6,000 for used multi-stack machines; service contract required.
- **Pool Deck:**
  - Severely faded, stained, and deteriorating; pressure washing ineffective.
  - Full renovation proposed: remove pavers and sand, add cementitious layer, apply "cool deck" finish.
  - Age: ~30 years (installed post-Hurricane Andrew, 1992).
  - Cost estimate: \$50,000-\$60,000; one member estimates  $\geq$ \$10/sq ft with full reconstruction.
- **Pool Fence:**
  - Metal fence rusting severely; temporary fixes (drilling holes) used instead of welding.
  - Paint only slows deterioration.

- Recommendation: replace with durable, low-maintenance PVC material.

## **Closing Actions and Adjournment**

- All discussed items to be compiled into a reserve planning spreadsheet.
- Vendor quotes and life cycle assessments to be requested.
- School directory confirmed ready; Maria to distribute updated reserves spreadsheet.
- Meeting praised as productive and adjourned.

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