

**JOINT USE GOVERNANCE COMMITTEE
LOST LAKES CONDO ASSOCIATION
NORTHWEST LAKES CONDO ASSOCIATION
140 Lost Lakes Drive
Cocoa, Florida 32926**

MINUTES OF COMMITTEE MEETING MARCH 21, 2006

The meeting was called to order at 7:00 PM in the Lost Lakes Lodge.

JUC members present were Leon Krogulski, serving as meeting chair, Tom Ervin, Don Feeser, Roseann Moore, B.J. Wilson, Treasurer and Pat Sheley, Recording Secretary.

The minutes of the February 21, 2006 meeting were approved as distributed and posted.

The Treasurer reported that all of the Lost Lakes Reserve Accounts have been closed and turned over to the new JUC Reserve Accounts. NE Lakes Road Reserve Accounts have not yet been transferred to a JUC reserve Account. \$1,200.00 in legal fees have been paid to date this year. It was also noted that the copier charges have been running much higher this year than last year.

COMMITTEE REPORTS:

Activity (Helen Gregor) The Melodrama will be presented on Friday, March 24th and on Saturday, March 25th. She reminded all that 60% of all Activity proceeds will be donated to the roof replacement account and 40% will stay in the Activity Account. So far, \$1,200. has been raised toward the roof fund. There will be a yard sale held on April 8th and on April 22nd, there will be a Pot Luck Dinner. A Cinco de Mayo Dinner will be held in May and on May 20th there will again be a Casserole Pot Luck. In January, 2007, there will be a cruise to the Panama Canal and in February, 2007, there will be a cruise to the Eastern Caribbean. Jayne Stillwell announced that the April 22nd dinner will celebrate Earth Day. More help is needed for this activity from residents.

Communications (Joan d'Arcy) The deadline for April newsletter items is March 26th.

Garden (Jenny Filichia) No report.

Lakes (Bob Stillwell) It was noticed that trash in the lakes has become a problem. Residents are encouraged to help pick up the lake shorelines.

Lodge (Roseann Moore) Garbage is being left around the pool area. A resident requested that a fund raiser be approved to raise funds for her granddaughter that needs assistance. Roseann made a motion to give permission for this special activity and to waive any fees. The motion was seconded by Don Feeser and the motion was approved. It was suggested that copies of rules for use of the facilities be published in the newsletter. More ashtrays need to be provided for smoking in the pool and common areas.

Maintenance (Leon Krogulski) Concrete tables located around the large lake have been pressure washed. It was noted that there are electrical problems with Christmas lights.

Minutes of the March 21, 2006 Meeting - Continued

It was stated that an electrician would be needed to research the problem.

Roof (Eddie Aaron) There were nine bids on the roof replacement. A 50 year shingle with 25 years of life has been suggested. All new soffits (vinyl) are needed. The building stucco needs to be repaired and painted. On the flat roof, a rubber roof finish with a proper drain is needed and the air conditioners will need to be removed and replaced. It would cost \$1,500. to remove the cupola. Cost on damages would be additional time and materials. Ground cables will need to be replaced. The windows need to be repaired or replaced. Only one company came out Bevard Plate Glass. It was estimated that the roof project will take four to six weeks to complete with 150 squares of roofing. A motion was made by Roseann Moore and seconded by Don Feeser to go ahead with the glass repair project at a cost of \$5,390.00. The motion was approved and will be sent to each condo association for their approval.

RV storage (Joe Dalton) New registration forms including rules and insurance requirements are being distributed to all RV and boat owners. A liability release form is also included. There is a derelict trailer on the property.

Security (Joe Dalton) No report.

Veterans (Pat Ryan) The wall plaques in the front entrance are full. Some names will be removed to add space. Only those names of veterans that have moved from the community will be removed. There are 140 veterans now residing in Lost Lakes. The new yardarm will be installed on Saturday, March 25th.

UNFINISHED BUSINESS

The developer has said that new soffits will be installed from the storm damage. We still need a legal description of the recreational areas. A survey company can provide these legal descriptions. We will then need a warranty deed on the property. It was noted that the developer must continue to provide insurance on the property as they still own the facility. The new sound system installation has been completed. A discussion was held concerning deck and gazebo repair. Steps in the docking area are in bad shape. A suggestion was made to remove the steps and plant grass. Also, trim in the gazebo needs repair. It was noted that gazebo and seawall reserve funds can be used for this repair. The basketball backstop will be repainted by Tom Ervin. Don Feeser stated that he checked with fire officials and they feel the stage is not a fire hazard.

NEW BUSINESS

The spa sign has been repaired. The only reserve funds that must be used for that purpose are the road reserve funds. A letter has been received from the Florida State Department of Revenue stating that it could be possible that we should be collecting sales tax on food served at special events.

Minutes from the march 21, 2006 JUC Meeting Continued

ITEMS FROM ATTENDING RESIDENTS

The stand alone stove in the kitchen needs new burners. A motion was made by Don Feeser and seconded by Roseann Moore to get new drip pans for the stove. The motion was approved. The Activity Fund will purchase these pans. There is a dead tree on the north side of the large lake. Paul Theroux stated that 168 residents have given the necessary information on age verification to his committee. It was noted that some sprinklers in the front of Lost Lakes have been running for hours.

There being no further business to come before the committee, the meeting adjourned at 8:45 PM.

Submitted by Pat Sheley, Recording Secretary