

**NORTHWEST LAKES CONDO ASSOCIATION**  
Northwest Lakes Condo Advisory Board

DATE: June 14, 2005

AGENDA

I. CALL TO ORDER

A meeting of the Advisory Board was held on June 14, 2005 and called to order at 7PM.

Board members present were:

Jerry Clark  
Don Feeser  
Tom Ervin  
Chela Kirkpatrick for Jerry Svrcek

II. READING OF THE MINUTES

The minutes of the May 10, 2005 meeting were read and accepted.

III. OLD BUSINESS

- A) Don Feeser spoke for the JUA regarding;
  - 1) the condition of the clubhouse roof,
  - 2) clean up of grounds
  - 3) the exercise room equipment has been upgraded and a commercial grade treadmill had been donated by Mr. & Mrs. Don Allen.
  - 4) the gazebo has been cleaned & the supplies were provided by the front office
  - 5) new covers for the pool tables and cue sticks have been purchased
  - 6) bids have been researched for a new sound system with estimates of \$1000 to \$5000
  - 7) the front office was notified of the rear gate being left unlocked, no response has been received
- B) Tom Ervin commented about the recent 6 ½ inches of rain and system being put on delay status. He reminded homeowners that they are responsible for the sprinklers located on their own property and they should be checked with the Saturday daytime cycle. System complaints should be directed to the contracted company in Miami or call Tom @ 636-0734
- C) Barbara Krause announced that Paul Theroua will be serving on the Re-Sale committee
- D) under other old business it was announced that propane tanks are allowed in the park
- E) also, discussion followed on past hurricane damage to club house roof with estimates between 800 & 1000 dollars. litigation with the developer may occur as they have never started a 718 reserve fund under Florida. While we control common grounds the developer still maintains ownership. Our actions are limited until turnover.

IV. NEW BUSINESS

- A) Some damage to the docks on the big lake in present and has been taped off until repairs can be done.
- B) Smith Thomas Ins announced that the state legislature turned a deaf ear to concerns about homeowners insurance. A 5-20% increase can be expected.
- C) matters concerning weed control should be addressed to the contractor, Blacks @ 452-4911

- D) Helen Gregor reminded everyone that come Sept 2005 three seats become available on the Northwest Lakes Condo Association board. Jerry Clark will remain until Jan 2006. Anyone interested on serving on that board is urged to submit a resume.
- E) Joe Dalton reported he found kitchen ovens turned on at night.

V. ADUOURNMENT

- A) The meeting adjourned at 7:40 PM

Submitted by,

Jerry Svrcek as recorded by Chela Kirpatrick