

LAKES OF BUCKINGHAM CO-OWNERS ASSOCIATION

Board Meeting Minutes

August 21, 2025

- I.** President, Ted Williams called the meeting to order at 5:01 pm
Board Members present: Ted Williams, Stan Scheumann, Mike Majewski, Karen Gleave, Janet Papiernik, Tom Steinhauser and Debbie Woodroof
Absent: Kenderick Boyd and Jim McCann,
Others present: Dan Galbreath - TNG

II. Resident Concerns –

- a. Tom Steinhauser asked that Aquatic Management look at the weeds along the lake edge behind 2727 Old Pond.

III. Approve Consent Agenda –

July Meeting Minutes – 7.17.25

Treasurer's Report – July Financials

Total assets include – Checking - \$25,390.99, Savings - \$173,063.39, for a total of \$298,454.38. There was a brief discussion regarding implementing credit cards for processing payments. More information is needed before a recommendation can be made.

Committee Reports –

Amenities –

- We had vandalism at the tennis court on 8/4/25. The newly installed post was knocked over and will need to be reinstalled.
- We installed a cable with combination lock at the pool gate for prevent after-hours access.

Architecture –

- Requests were received and approved for –
5821 Bayside – Patio extension

Grounds –

- Site Requests were received for:
2926 Cutter – shrub removal around air conditioner – project completed - 8/1
3026 Seafarer – request for tree trimming, front planting area refurbish and turf easement repair – projects completed – 8/1 – 8/5
5711 Bayside – tree/arborvitae trimmed – project completed – 8/5
3030 Seafarer – tree trimmed in rear area, sprinkler head capped on side, mulch in rear area as part of easement repairs – projects completed – 8/1-8/5
5831 N. St. Thomas – Pear tree removed and large tree raised off street sign – project completed - 8/1
2609/2615 Kingston – trim birch tree – project completed 8/1
Common areas – North entrance perennials planted, Oak tree trimmed at Clubhouse – 8/1
- Assessing new requests received for:
2921 Cutter – tree trimming and drainage
5723 Port Royal – Tree trimming
5728 Port Royal – Tree trimming
5710 Port Royal – Tree trimming/removal and turf renovation
- A-1 Sewer scheduled to scope two drainage issues on 8/27

Governance –

- The committee will be meeting on 8/29 to discuss bylaw and policy manual updates. Proposed updates will be voted on by board at the September meeting. Bylaw proposals will then be included in the annual meeting voting packet. Updated policy manuals will be distributed at the annual meeting.

Hospitality –

- For the Tenderloin Dinner in July, we had 46 signed up and 32 attended
- For the Ice Cream Social in August, we had 46 signed up. All were engaged and participated. There were 37 attended
- 9/10 will be the summer picnic with sloppy Joes, hot dogs and ice cream.

Debbie Woodroof moved and Mike Majewski seconded that the Consent Agenda be approved as submitted. Motion passed.

IV. Old Business –

a. Amenities Update – Stan Scheumann

- i. Determine Pool Closing Date – Stan Scheumann moved and Tom Steinhauser seconded that the pool closing date be Sunday, September 14, weather permitting. Motion passed.**
- ii. Stan gave an update on the installation of the tennis court exit button post.

b. 2025-26 Insurance Update – Stan/Mike/Debbie –

Two units have yet to pay their 2025 insurance premium – one is also late on paying quarterly dues and will be sent a demand letter for both and the second unit is in foreclosure. LOB has now received the 9/1/25 premium invoice due for \$18,242.00. **Based on the tabled motion from the July 17, 2025 board meeting where Tom Steinhauser moved and Kenderick Boyd seconded that the Association pay the Association premium on a quarterly basis, a vote was now taken. Motion passed.**

c. LandArt Herbicide/Fungicide Application - Debbie

Debbie asked the board to ratify the email vote and discussion regarding the LandArt lawn treatment. **Mike Majewski moved and Debbie Woodroof seconded that LOB have LandArt complete an herbicide application to address the large amount of Nutsedge weed and Brown Patch fungus to selected turf areas throughout the community at a one-time cost of \$7,500. Motion passed.**

d. CBU Mailbox Repairs – Debbie

Debbie reported that Chris Eastman has been contracted to repair two mailboxes – one on Bayside and one on Port Royal. The estimate to repair both is between \$850-\$950. Debbie has contacted the Stellohorn substation manager to have the mail removed on 8/21, no mail on 8/22, mail delivery resumes 8/23. All impacted residents have been notified. Debbie completed a site review of all complex CBUs. The units on Cutter and Neptune will need to be replaced in 2026 with others needing repairs and/or cleaning and paint. Debbie has submitted a cost recommendation for the 2026 budget.

e. Update on Owner Occupied Units – Debbie

One South Lakes unit ownership will be updated due to the title owner's death. No response from the second unit. The next step would be to have our attorney send a letter asking for clarification.

f. Foreclosure status Update – Debbie

Debbie reported that our attorney has taken the next step in the foreclosure process by notifying the court to proceed with a Sheriff Sale on this unit.

g. Village and Villas invoices for cost sharing – Ted

Debbie is working with TNG to create invoices to send to each for their share of the maintenance costs for Lake Buckingham. Due date for payment will be October 1.

V. New Business –

a. J.A. Ford Tree Invoice - Debbie

Debbie Woodroof moved and Ted Williams seconded that the board approve the invoice submitted for \$2,220.00 for tree trimming/removal. Motion passed.

b. Gilbert's Lawn Invoices – Debbie

Debbie Woodroof moved and Mike Majewski seconded that the board approve invoices submitted for two areas on Seafarer as part of the easement remediation totaling \$1800.00 be approved. This money will be disbursed from the AEP settlement monies. Motion approved.

c. Draft Budget Review – Stan

Stan discussed a draft working budget with four different scenarios based on maintaining the current dues at \$675 or raising dues at three alternative amounts. 10 potential capital improvement projects have been submitted. The board will need to vote on a final proposed budget at the September 19 meeting. Debbie reminded the group that the meeting packets will need to go out by the end of September to meet the required deadline of 14 days prior to the meeting.

VI. Announcements –

- a. Resident Party – September 10, 2025 – Sloppy Joes, Hot dogs, Ice cream
- b. Association Garage Sale – Friday, September 12 & Saturday, September 13, 2025
- c. Next Board Meeting – September 18, 2025 at 5 pm – Clubhouse
- d. 2025 Annual Meeting – Thursday, October 16, 2025 – St. Joe Township Hall (Info/Voting Packets mailed September 23, 2025)

VII. Adjournment –

President, Ted Williams adjourned the meeting at 7:35 pm.

Respectfully submitted,

Debbie Woodroof, Secretary