

Lemon Bay Isle-POA

Board Meeting Minutes

November 4, 2025

The board meeting was called to order at 9:02 a.m. by President Bruce Ramos.

The roll was called by the Secretary. Bruce Ramos, Tom Barnes, Carol Roffe, Maryjo Vanwinkle, Sue Schoppman and Renee Dickinson were present at the meeting. Alli Armstrong was absent with reason.

President's Comments-Bruce stated we have a lot to go over and hoped it would not take over 3 hours to get through.

Committee Reports

Owners Property Maintenance-Bruce Ramos- Here's where we are with properties that have been out of compliance and what the board does going forward.

6329 Oriole Dr. - The case will be sent to the attorney for further legal action.

6342 Falcon Dr.- The case will be sent to the Attorney for further legal action.

6300 Bunting Ln.- The case will be sent to the Attorney for further legal action.

The board will also be in contact with the County for information on actions we can take with their help to resolve these issues.

Deadline for hurricane repairs-Bruce Ramos-The deadline for hurricane repairs has passed. Three letters were mailed out to those who have not contacted the board about their intentions toward repairs needed. A 4th letter was sent stating they are now in violation of the deed restrictions and notified them that the board will now act at this meeting. All were advised of their right to attend this meeting.

There were 77 homes in April of this year in need of repair. 37 have been completed. 29 are in the process of completing or having reasons for delay, (permits, supplies on order, awaiting contractor). 5 cannot afford and likely will not be able to complete. 6 left with no repairs or a signed contract or any contact from the owner as of today. Only two charities responded when seeking help but have not responded since. Several people in the community have complained as to why many are not completed. I have been taking any legitimate excuse to delay actions, but if we do not hear from owners, we can't help them.

Properties at issue:

8437 Albatross Ln-O Regional Enterprises-needs driveway, skirting and carport. Responded to letter sent 10/20/25, about the violation and ways to attend this meeting. The response was, Regional Enterprises is under new ownership and management. They are in the process of getting estimates and permitting. They will email President with information. They want to get these properties finished and sold. Therefore, the board will let this property go without action for now.

6119 Falcon Dr-Needs railing on slab. Bruce called and left message. Letters sent to the property owners 4/17/25, 7/5/25, and 9/3/25. There has been no response. Violation letter sent notifying owner of this meeting with ways to attend or provide input on 10/20/25.

Bruce moved to fine property owner \$25.00 a day until the repairs have been completed to the property. Maryjo seconded the motion. The board voted unanimously to pass the motion. This action will be given to the compliance committee for review and approval.

6342 Falcon Dr-Needs railing on slab, roof damage. Letters sent 4/16/25, 5/21/25, 7/7/25, 9/3/25 for grass not being cut. (All returned to sender.) Email sent 5/21/25 was returned non deliverable. Phone call was made on 7/16/25 by Bruce. She stated that she lives at the address the POA has on file and doesn't know why mail was returned. Mail to that address is still being returned. Violation letter sent notifying the owner of this meeting of ways to attend or provide input on 10/20/25.

Bruce moved to fine the property owner \$25.00 a day until repairs have been completed to the property. Maryjo seconded the motion. The board voted unanimously to pass the motion. This action will be given to the compliance committee for review and approval.

6251 Greenfinch Rd-Owner Regional Enterprises-carport needed. Violation letter sent 10/20/25. On 10/28/25 the response was, Regional Enterprises is under new ownership and management. They are in the process of getting estimates and permitting. They will email President with information. They want to get these properties finished and sold. Therefore, the board will let this property go without action for now.

6329 Oriole Blvd-Damage, carport and railing on slab needed. Letters sent 4/17/25, 7/5/25, 9/3/25. Violation letter sent notifying owner of this meeting with ways to attend or provide input on 10/20/25.

Bruce moved to fine owner \$25.00 a day until repairs have been completed to the property. Maryjo seconded the motion. The board voted unanimously to pass the motion. This action will be given to the compliance committee for review and approval.

6227 Partridge Ave-Extensive damage and needs carport-Letters were sent 4/17/25, 7/5/25, 9/3/25 and a personal visit by Director Maryjo Vanwinkle. The son of the owner wanted the owner to refer us to him. He called Maryjo and stated that the contractor was out of state and would probably start here in February 2026. 10/20/25 a letter of violation was sent notifying the owner of this meeting of ways to attend or provide input. Owners' son called the president stating he was working on engineering drawings for permit.

Tom Barnes moved to fine the owner \$25.00 a day until property is brought into compliance with the deed restrictions. Maryjo seconded the motion. The board voted unanimously to pass the motion. This action will be sent to the compliance committee or review and approval.

Other Owner Complaints-Bruce Ramos There have been other complaints about speeding and loud noise late at night from homeowners. Bruce responded, telling owners that our Deed Restrictions do not address loud noise. Charlotte County does have a noise ordinance, and owners should call the Sheriff's non-emergency number to report. (941-639-2101) Bruce will contact Officer Dominick about getting a speed monitor in place on Oriole Dr.

Maintenance Front Islands/Common Areas- Tom Barns will contact weed spraying company about the weeds on the islands. There should be no weeds dead or alive when they are supposed to be using a preemergent.

Lights on top of the entrance signs need to be removed or capped. Tom will investigate prices for an electrician or rental equipment to do it himself.

Electric on the island, Tom will get estimates from electrician.

An area on the triangle between Falcon and Partridge is not being trimmed. Tom will get estimate about adding that to the trimming.

Compliance Committee-Bruce Ramos - The committee met 7/22/25 for a board fine levied on 6329 Oriole Blvd. The committee validated the violation and voted yes to the fine. The committee is made up of owners who are not here in the summer and must have their meeting via telephone call or zoom. The board will suggest a lesson in using zoom to conduct their meetings without board assistance. They had a 2nd meeting for violations concerning 6300 Bunting Ln and 6342 Falcon Dr on 9/30/25.

Welcome Committee-Bruce Ramos reported to the board that there is a new chairperson, Margaret Ramos.

Home Improvement Committee- no report

Christmas Decorating Committee-Renee Dickinson-The committee met on 4/22/25. Alli Armstrong, Sara Murphy, and Stevi Schermond were in attendance. The committee decided to keep the decorations as they were with the addition of green uplighting of the tree and sides of the Lemon Bay Isles signs. The committee was to meet in October but did not. It was determined that there are 12 flood lights on the island that we need to replace with green lights for the Christmas season. Also, 3 boxes of red lights to replace the strands that were partially lit last year on the palm trees. The cost of the flood lights is 2/14.99 and red lights 300 per strand are \$15.89 per box. The decorating date was set at the committee meeting for 11/22/25.

Bruce moved to purchase lights and other decorations needed for under \$250.00. Maryjo seconded the motion. The board approved the motion unanimously.

Unfinished Business

MOU/Addendum to deed restrictions 1994 with Phase 3 & 4 – Bruce had invited the new president Ken Brinks to meet in the spring and the fall. He declined. We will continue as we have in the past billing them with their 1/3 portion and if they refuse, we will have to consider legal action. This item is now closed.

Dues status- Sue Schoppman-There is 1 outstanding unpaid POA dues that will be sent to the Attorney. POA Dues collection will begin December 30-January 27 at Tuesday morning coffee hour. An invoice will be sent by US mail mid-December to all POA members.

Budget-The board went over the proposed budget for 2025. The board has made some changes and will revise it to vote on in December before presenting to the membership.

New Business-

POA Insurance-Sue Schoppman stated that the insurance we have had has gone up and asked if there was anything the company could do. She was told this was the best we could get. Maryjo suggested we try another company. Bruce will find the insurance policy and check out other insurances apples to apples.

55+ Survey- Bruce Ramos-Susan Hunter has volunteered to be chairperson of the survey. We will send survey out to the membership along with the dues invoice. The form will also be on the website. February 10th will be the deadline unless we do not have 80% of the membership at that time.

Audit Committee-Stephanie Love has agreed to chair the Audit Committee and Terri Barnes has volunteered to be on the committee also. We need one more person to volunteer.

Elections/Nominating Committee-Bruce Ramos- 4 board positions are up for election in January. Vice President (2yr), Secretary (2 yr) Director (3 yr) Director (1 yr) We do not have a nominating committee currently. We need to get to this committee soon. The Annual meeting is established in our bylaws. We will not change our Annual Meeting to accommodate those on the cruise. We will have absentee ballots for the election of board member positions.

Wildflower Alternative on Islands-Maryjo Vanwinkle has contacted the second firm who will not work for an HOA. She is looking into other options. Carol suggested she look to the Cooperative Extension with the County. She has four more to contact to get a plan together to present to the membership.

Bylaw Reviewed/Changes-Bruce reported that this will need to be tabled for later.

Board Member Training-Bruce Ramos- State law requires board members to get training within 90 days of being elected. And every year we have a continuing training course free from the state. He hopes to be able to meet and do this online at the clubhouse.

Booklets-Bruce is compiling booklets for each board member and the responsibility of their position that will be passed on to new board members.

Community Care Team- Maryjo gave a history of a Community Care Team that had been established and in place prior 2020 for those in our community that may need information for support. She would be happy to help get this started again if there is interest in it.

Announcement/Final- Comments-Bruce Ramos

Next Board Meeting-December 2, 2025, 9:00 a.m.

Next Membership Meeting -November 18, 2025, 9:00 a.m.

Presidents Final Remarks- Bruce Ramos- We have a total of 356 properties. 355 pay dues.

Motion to Adjourn- Renee Dickinson moved to adjourn the meeting, Maryjo Vanwinkle seconded the motion. The Meeting was adjourned at 12:50.

LEMON BAY ISLES POA

SPECIAL BOARD MEETING MINUTES-Corrected

SEPTEMBER 9, 2025

The Special Board Meeting was called to order at 9:00 a.m. by President Bruce Ramos.

The roll of Officers/Board Members was called. Those in attendance, Bruce Ramos, Tom Barnes, (Zoom) Carol Roffe, (Zoom) Sue Schoppman, Maryjo Van Winkle and Renee Dickinson. Alli Armstrong was absent with reason.

President's Comments: Bruce Ramos explained the reason for the special meeting, to discuss two properties that are in violation of the current deed restrictions.

6300 Bunting Lane- Carolyn Herman was contacted July 8, 2025 by letter of violation of Deed Restrictions dated April 4, 2025, Section 5, subsection b. A second letter was sent on August 2, 2025. No response was received. Contact with Charlotte County was also made about the tall grass. Charlotte County does not do anything with tall grass on vacant properties.

After some discussion the following motions were made:

Motion 1: Bruce moved that the Board would contract to have the property at 6300 Bunting Lane in LBI mowed to cut down on unsightly conditions. The cost will be billed to the property owner. The motion was seconded by Maryjo Vanwinkle. The motion passed unanimously.

Motion 2: Bruce moved that the property owner be fined \$35.00 a day until they take action to bring the property into compliance with current deed restrictions. The motion was seconded by Maryjo Vanwinkle. The motion was passed unanimously. Fine will be forwarded to the Compliance Committee for validation.

6342 Falcon-Judy Hunt was contacted 6/23/25 by letter of violation of Deed Restrictions, Section 5, subsection b., the letter was returned. She was then contacted by phone on 7/16/2025, she stated that she would contact someone to mow the lawn. Nothing happened. The county was contacted, and an inspection was made August 4, 2025. No work has been done.

After some discussion the following motions were made:

Motion 1: President moved that the Board would contract to have the property at 6342 Falcon Dr. in LBI mowed to cut down on unsightly conditions. The cost will be billed to the property owner. Motion was seconded and passed unanimously.

Motion 2: President moved that the property owner be fined \$35 a day until they take action to bring the property into compliance with current deed restrictions. Motion was seconded and passed unanimously. Fine will be forwarded to the Compliance Committee for validation.

Announcement/Final Comments- Bruce Ramos

Next Board Meeting will be November 4, 2025. 9:00 am

Next Membership Meeting November 18, 2025. 9:00 am

Maryjo Vanwinkle moved to adjourn the meeting. It was seconded by Bruce Ramos. The meeting adjourned at 10:00 am.

Special Board Meeting Minutes

June 30, 2025

The special board meeting was called to order at 9:07, by President Bruce Ramos.

The roll of officers and board members was called by the Secretary, Renee Dickinson. Those in attendance were Bruce Ramos, Sue Schoppman, Maryjo Vanwinkle and Renee Dickinson. Tom Barnes, Alli Armstrong, and Carol Roffe joined via Zoom.

The President's Comments- Bruce Ramos

This special board meeting is called to discuss deed restriction violations at 6329 Oriole Blvd here in the Lemon Bay Isles Property Owners' Association. The owner being Ms. Patricia Duburg.

The specific violation is the unsightly debris in the rear of the property. This is in violation of the current deed restrictions dated April 4, 2025. Under Section 5 titled "Property Maintenance" subsection b.) states, "Property must be kept free of litter and unsightly debris."

A letter was sent from the board dated April 8, 2025, notifying Ms. Duburg of the violation with a correction date of May 31, 2025. As of June 28, 2025, the violation has not been corrected nor has Ms. Duburg responded to that letter.

The Board was presented with a copy of that letter and pictures of the rear of the property, both before and after the May 31, 2025, deadline.

A letter, dated 6/12/25, was sent notifying Ms. Duburg of this Special Board Meeting and her right to attend and/or respond to this violation. As of this meeting, Ms. Duburg has not responded to that letter or any other communication from the board to her.

There were two POA members in attendance at the meeting. Nancy Fournier and Gary Hause. Bruce gave the following instructions for those who wanted to speak.

He instructed that speakers must address the Board only. You may offer facts or opinions but please do not get personal. You will have up to three minutes to speak. Ms. Duburg did not attend the meeting and did not contact the Board. Gary Hauss elected not to speak at this time. The president then stated the speaker portion of this meeting is now closed. The members present may remain for the rest of the meeting but were not allowed to speak.

Bruce went on to inform the board of the options per the deed restrictions. 1.) Entering the property and removing the debris. This would mean that the board would contact a firm to come in to clean up the property and the homeowner would then pay the fees, or 2.) Levy a fine on the homeowner.

After some discussion the following motion was made by the President.

Ms. Duburg, owner of the property at 6329 Oriole Blvd, Englewood FL, a member of the Lemon Bay Isles Property Owners' Association, is found in violation of the Property Owners' Association Deed Restrictions dated April 4, 2025, Section 5, subsection b.). Specifically, there is unsightly debris at the rear of the property. A letter was sent dated April 8, 2025, notifying Ms. Duburg of this violation with a date to correct the violation of May 31, 2025. As of June 28, 2025, this violation has not been corrected, nor has the board been contacted by Ms. Duburg. Therefore, the Board will levy a daily fine of \$15 until the violation is satisfactorily corrected and all fines for this violation are paid. The motion was seconded by Tom Barnes.

The motion was discussed. Then Tom Barnes moved that the \$15 daily fine in the original motion be increased to \$25 a day. The motion was seconded by Sue Schoppman. The motion to amend was voted on and passed unanimously, raising the daily fee to \$25

The amended original motion was then voted on to impose a daily \$25 fine until the violation is satisfactorily corrected and all fines for this violation are paid. The motion passed.

Bruce will notify the results of this Special Board Meeting to the property owner by letter. The violation and fine will be submitted to the Compliance Committee with a letter to the owner of the referral and the date and time of the Compliance Committees' meeting.

Bruce reminded the board of the next board meeting October 7, 2025 @ 9:00 am (informal organizational meeting), and the next membership meeting, November 18, 2025, @ 9:00 am. and called for a motion to adjourn the meeting.

Maryjo Vanwinkle moved to adjourn the meeting, Sue Schoppman seconded. The meeting was adjourned at 9:44am.

Lemon Bay Isle

Board Meeting Minutes

April 1, 2025

President Bruce Ramos called the board meeting to order at 9:02 am. He asked that phones be silent.

The Roll of officers and board members was taken. Those in attendance: Bruce Ramos, Tom Barnes, Sue Schoppman, Carol Roffe, Allie Armstrong, Maryjo Van Winkle and Renee Dickinson.

Bruce Ramos commented that this is the last board meeting for the year. The next meeting will be in October.

Secretary's Report: Renee Dickinson reported that the membership meeting minutes of March 18, 2025, were emailed to the members on March 24, 2025. There were no questions or comments from the membership concerning the minutes.

Financial Report: Sue Schoppman reported that she and Nancy Fournier would be closing the accounts at Crews bank the following day. There is \$5209.81 in the checking account; \$110.76 in the savings account. Synovus Bank has \$4366.06 in the checking account; \$12,975.05 in the savings account and \$26,089.40 in the CD.

Committee Reports

Maintenance Front LBI Common Areas: Tom Barnes had nothing to report on front island maintenance. He reported that the county has not yet begun demolition of the property on Bunting. He will contact them about the hold up. The paving company has not taken care of the sodding of the island on Falcon and Bob White after many attempts to get them to take care of it. MaryJo Van Winkle asked if we would consider perhaps a wildflower alternative. She has done some research and found grants we could apply for and other information. Bruce moved to have Maryjo continue her research and grant information. Sue Schoppman seconded the motion. All were in favor.

Owners Property Maintenance: Bruce Ramos, everything is still on hold until the proposed Deed Restrictions are voted on and turned over to the Compliance team for judgements.

Dues Status 2025: Sue Schoppman reported there are 4 outstanding dues for 2025, and 2 outstanding from 2024.

Welcome Committee: Bruce Ramos reported that everything has been delivered, however there are 2 properties that haven't closed yet and those packets will be delivered after the closing.

Home Improvement Committee: Bruce Ramos reported for Tom Barnes, there was 1 submission and approved.

Unfinished Business

Revitalization Process: Certification has been completed and filed with Charlotte County on March 24, 2025.

Deed Restriction (2024-2025) Update: The proposed deed restrictions have been emailed to the property owners as well as the date for the special meeting on April 4, 2025. There was discussion on how the special meeting would be run and documented.

Christmas Decoration Committee: Renee Dickinson reported that Stevi Schermond from LBI 3&4 would be getting back to her on the 3rd or 4th of April, with the name of someone who has agreed to serve on the committee. She will then set up a meeting

with Allie Armstrong, Sara Murphy and the people from LBI 3&4 to discuss what we would like to do and what we will need to have in place for an October meeting/workshop.

Compliance and Fine Committee: Bruce Ramos will be meeting with the committee on April 6th to plan for the summer and discuss new restrictions. As of now no action is needed until the fall.

Memorandum of Understanding: Bruce Ramos reported that he had spoken with Ken Brink the new President of LBI 3&4 about meeting this spring as we have done in the past. He will let Bruce know.

Bank Account Move: Sue Schoppman reported that she and Nancy Fournier (previous President) will go Wednesday, April 2, 2025, to close the Crews Bank accounts.

POA Website Status: Renee Dickinson reported that the website is just about ready to launch. The deed restrictions and the revitalization certificate will be added, and it will be ready to go. The cost was broken down for the board. \$62.50 per 2 years for the domain name. The website hosting will cost \$576.00 for a 2-year plan, the Website Technician fee of \$200.00, totaling \$838.50. The average yearly cost will be \$319.25 a year. It will be brought to the membership for approval.

New Business

Laptop licenses: Renee Dickinson checked on pricing of a Microsoft account that can be shared with board members. The cost will be \$129.00 per year. Bruce moved to pay \$129.00 for the Microsoft subscription. Carol Roffe seconded. All were in favor.

Announcement/Final Comments

Next Board Meeting October 7, 2025 @ 9:00am Organizational Meeting

Next Membership Meeting April 15, 2025 @ 9:00am

Motion to adjourn: Tom Barnes moved to adjourn the meeting; Allie Armstrong seconded. The meeting was adjourned at 11:27am.

Lemon Bay Isles

Board Meeting

March 4, 2025

The meeting was called to order at 9:05 am.

The roll was called. Those who were present were Bruce Ramos, Tom Barnes, Sue Schoppman, Allie Armstrong, Carol Roffe and Maryjo Van Winkle. Renee Dickinson was absent with reason.

Secretary's Report: The membership meeting minutes from February 18, 2025, were approved by the board and distributed to the membership on February 20, 2025.

Financial Report: Sue Schoppman emailed the financial report to the board on March 3, 2025. She reported there was \$5441.56 in the checking, \$102.74 in savings at Crews Bank. Synovus Bank has \$16,385.63 in checking, \$975.00 in savings and \$26,016.88 in a CD. The report was approved by the board and will be taken to the membership meeting.

Committee Reports

Front Island Maintenance: Tom Barnes had nothing to report on the front islands. He reported that the concerns regarding the Bunting property with improper dates on the postings were investigated. The County official he spoke to said the date on the house sticker is not a concern, that the date sent to the owner was correct. He stated that the house will be removed in about 6 weeks.

MaryJo Van Winkle suggested that we call the county to trim some of the trees between Falcon and Winchester. She called them every September to request this service in the past. She has offered to call and ask if they would also replace the grass on the island that was used by the street paving company and not restored to its original condition.

Owners Property Maintenance: Bruce Ramos reported there are no updates. We are still asking owners to abide by the 2007 deed restrictions and maintain their property.

Dues Status: Sue Schoppman reported that there are 9 unpaid dues for 2025, and only 1 for 2024 unpaid dues.

Welcome Committee: Bruce Ramos reported there are 2 Owner and 1 Renter's packets left to deliver.

Neighborhood Watch: Peggy Walker reported the golf cart registration held on 2/28/25. It was a good turnout.

Home Improvement Committee: Tom Barnes reported that there were 2 submittals. The number approved, 2. Number rejected. 0

Unfinished Business

Revitalization Process: Waiting for certification. Hopefully by the end of March.

Deed Restrictions (2024-2025) Update: Bruce Ramos reported he hoped to finish up the changes and get it sent to the owners to look over. Possibly scheduling an owner workshop on April 4th to gauge owner's thoughts and input.

Christmas Decoration Committee Status: Renee Dickinson reported there are still no non-board member volunteers. Alli Armstrong Director will be helping, and they will get together and contact LBI 3 & 4 to send an interested person for the meeting before the season is over.

Compliance & Fine Committee: Bruce Ramos reported they are waiting for Revitalization to be completed.

Memorandum of Understanding/1994 Addendum to Deed Restrictions: Bruce Ramos will contact the new board to see if they want to meet.

Waterways Clean-Up of Lakes: Bruce Ramos reported that results were sent to LBI POA, Holiday Estates III and Edgewater Club members by Chair Dave Smith. Committee will meet annually going forward.

Bank Account Move: Sue Schoppman reported that the process in changing banks is still going on. She anticipates closing the Crews bank account by the end of March.

Leash Law: Carol Roffe completed the information, and the information was sent to the property owners.

Computer for President: Bruce Ramos has purchased a computer and all POA data is being moved to new laptop.

POA Website: Renee Dickinson reported that she has sent more information to include on the website. She will find out more about the cost for the website to hopefully bring to the membership meeting for approval.

Cards for Those Bringing in New Homes: Alli Armstrong reported that as current owners bringing in new homes is about complete this initiative will be ended.

New Business

21 Home Properties belonging to our POA but in Lakeside Club: Bruce Ramos reported LBI POA 3 & 4 are looking into moving the 21 properties in LBI POA I, IA & II to the Phase 3 & 4 POA. Complicated and very expensive proposition. Requires 100% of property owners in both POA's to agree.

Bruce has been approached by some of the 21 property owners about switching from the Lakeside Club to the Edgewater Club. This requires Edgewater Club approval and Bruce will approach the Board to see if they are open to this. Bruce will contact all the 21 property owners after the Edgewater Club's response to discuss it with them.

Announcements/Final Comments: Bruce Ramos

NEXT BOARD MEETING – April 1, 2025, @9:00 am

NEXT MEMBERSHIP MEETING – March 18, 2025, @9:00 am

Sue Schoppman moved to adjourn the meeting. Carol seconded. Meeting adjourned at 10:58.

Lemon Bay Isles-POA

Board Meeting Minutes

February 4, 2025

President Bruce Ramos called the meeting to order at 9:16.

The roll was called. Bruce Ramos, Tom Barnes, Sue Schoppman, Alli Armstrong, Renee Dickinson were in attendance. Carol Roffe came in following roll call.

President's Comments: Bruce Ramos welcomed the new board; he explained that though we do not have any new members we are still technically a new board following the annual meeting. He thanked those who stayed on board and for all they did and will continue to do. Bruce went on to outline the major items we need to work on this year.

-Revitalization is hopefully in the home stretch.

-Deed restriction revision proposal needs to be completed and voted on by owners.

-Enforcement will be the most difficult piece.

-Website will add more control and be easier for owners and prospective owners to find us.

His vision on how the board will work moving forward.

He would like to have owners assist the board by encouraging them to contact the entity responsible for the issue they are concerned with. The board will concentrate on POA issues that the board has control over.

Secretary's Report-Renee Dickinson reported that she emailed the Membership meeting minutes of January 14th, 2025, to the membership on January 19, 2025. She also printed out the board meeting minutes and membership meeting minutes and delivered them to those in the park that do not have email addresses. There were two that were not delivered that will be mailed to the property owners' secondary address that we have on file.

Financial Report-Sue Schoppman reported that she had sent out the financial report from January to the board the first of February. The checking account balance at Crews Bank is \$23,271.42, (after moving \$10,000.00 from savings to open new account at Synovus), savings account balance \$102.74, and CD balance \$25,814.88.

Committee Reports

Maintenance Front Islands/Common Areas-Tom Barnes reported that the oak trees between Partridge and Falcon have been trimmed and cleaned up. The lighting on the islands at the entrance was all out due to some damaged equipment but it has been fixed and power restored. Tom has all the lighting working on the island and on the signage at the entrance. He will be tracing the power from the three properties on Falcon that no one knows where the electricity is coming from. He is also following up on the island on Falcon and Bob White that we own that has been left with no grass after the road work used it to place sand and pallets and such while paving the roads. He also walked through the McCall Plaza on the rumors that there was homeless living there. He found no trace evidence of people living there. He will be contacting the county with a complaint about the condition of the building, etc.

Owners Property Maintenance-Bruce Ramos-Still waiting for revitalization certification. Then we will be enforcing the 2007 deed restrictions until owners vote on a replacement

Dues Status 2025-Sue Schoppman reported there are 324 dues paid at this time. There are still 2 outstanding dues from 2024.

Welcome Committee-Bruce Ramos reported that most renter's packets have been delivered.

Home/Lots Sales Update-Bruce Ramos-no update on homes for sale. Sue Schoppman counted 29 vacant lots.

Unfinished Business

Revitalization Process-Bruce Ramos-still waiting on certification, hoping to hear something by the end of February.

Christmas Decoration Committee-Renee Dickinson reported that she was not contacted by anyone to serve on this committee.

Compliance & Fine Committee-Bruce Ramos reported that there was an organizational meeting to go over the process. The committee is ready to go once revitalization is certified. Note: Once the deed restrictions are in force, we will still get with owners first to find a solution to correct violations. We will NOT move directly to impose fines.

Memorandum of Understanding/Addendum to Deed Restriction 1994- A motion was made to reject the proposal by Phase 3-4. Motion was seconded. After discussion the motion was passed. Proposal rejected as Phase 3-4 does not want to continue to pay for any costs associated with the signs at the front entrance.

Waterways Clean Up of Lakes-Bruce Ramos reported that this group has not met for 2 years. The last meeting was canceled with no scheduled date.

Bank Account Moved to Synovus-Sue Schoppman reported that she and Bruce went to Synovus and set up a new checking account. There was \$15,000.00 placed in a checking, and \$975.00 placed in a savings account. The existing CD at Synovus rolled over on 2/4/2025 for 5 months at 3.7% APY. They are working on setting up payment options.

Leash Law-Carol Roffe-is gathering information for owners to report incidents/problems when they arise.

Computer for President-Bruce Ramos reported that he is still looking into computers and what is needed but should be completed this month.

Website-Renee Dickinson reported that a website is in the process of being built and information is still being collected to be placed on the site. I am hopeful it will be up and running soon. The cost may be over \$500 so it may need to be brought to the membership for approval before it can be launched.

New Business

Audit Committee Appointment-Sue Schoppman reported that the audit committee will meet February 5, 2025, to conduct the audit.

Bulletin Board Changes-Bruce Ramos reported that he will be adding to the bulletin board places for displaying the agenda and minutes of LBI meetings.

Adding Guests to Renter Forms-Bruce Ramos brought a question to the board from a property owner. After much discussion, the board thought it was not necessary at this time.

Procedures for Approving Owner Improvement Requests-Bruce Ramos suggested a three-person committee be created, made up of board members to review the owner's proposals for improvements. Tom and Sue will serve on this committee and another board member will be added.

Minutes-Amount of Detail Needed-Bruce Ramos- Consensus of the board is that minutes need to be condensed. Owners are always welcome to contact a board member for more in-depth information on an agenda item.

Cards For Those Bringing in New Homes-Alli Armstrong will check with Nancy about this process of learning about new homes.

Appointment To Vacant Board Positions-Bruce Ramos-The board appointed director Tom Barnes to the vacant position of Vice President. The board then appointed Maryjo Van Winkle to the vacant director's position. The new board list will be sent to the POA.

Announcements/Final Comments-Bruce Ramos

- NEXT BOARD MEETING – March 4, 2025, @9:00 am
- NEXT MEMBERSHIP MEETING – February 18, 2025, @9:00 am

The meeting adjourned at 12:00pm

Lemon Bay Isles-POA

Board Meeting Minutes

January 7, 2025

President Nancy Fournier called the meeting to order at 9:05 and asked for all phones to be silenced.

Roll call was taken. Bruce Ramos, Sue Schoppman, Carol Roffe, Tom Barnes, Alli Armstrong, Nancy Fournier and Renee Dickinson were present.

President's Comments: Nancy greeted everyone and stated that we had a great deal to cover. She then reminded the board that any guests are welcome to attend our meeting but are not allowed to speak unless they have requested to do so prior to the meeting.

Membership Meeting Minutes from December 17, 2024, were emailed to the membership on December 23, 2024. There were no questions or comments from the board.

Financial Report-Sue Schoppman-Treasurer emailed the financial report for December 2024 to the board January 6, 2025. There is \$5,056.12 in checking, \$10,102.74 in savings, and \$25,814.88 in the CD. She asked if there were any questions or comments. The board approved the report.

Committee Reports

Maintenance on the Front Islands and Other Issues-Tom Barnes reported that Looney Electric submitted a \$1,354.00 proposal to trench in a new electrical line between the new GFCI to the bad receptacle, install PVC in ground, backfill the trench and run new wire from box to box. This proposal does not include replacing the remaining two existing receptacles or installing bubble weather protectors on the three remaining outlets without them. It is recommended that we table the proposal currently and consider alternative solutions. Tom will check into seeing about having the lights taken down and capped on top of the LBI signs.

Live wires behind Falcon Dr. along Winchester- Tom is continuing to try to find an electrician that can and will trace the lines to the source for us. Florida Power and Light will not respond to anything that is not their transmission lines. Two electricians contacted stated they do not have the equipment to trace the lines, and he is waiting for a response from another electrical company.

Additional tree trimming between Partridge and Falcon- Tom reported the Palm tree was trimmed, Cedar trees removed, and bushes were trimmed. Further action to trim the large Live Oak trees and remove the broken limbs damaged by Hurricane Milton has been requested and a proposal received in the amount of \$800 from Brian the Tree Guy. The board agreed this needed to be done. Tom will bring this to the membership for a vote.

Concerning 6300 Bunting Lane, personal visits to the county offices have been as frustrating as the past efforts of board members and residents. Action is being taken to follow the chain of command up the ladder to try and find someone who will initiate action to condemn and remove the house on the property.

Pallets on Bob White & Falcon-Tom contacted the contractor who left the empty pallets on the parcel at Bob White and Falcon and was promised they would be removed as soon as possible.

Flashing Streetlight on Oriole and Partridge-Several have brought to the board's attention about the flashing streetlight on Oriole and Partridge. It has been reported to FPL several times by several board members, but nothing has been done yet. Tom will contact FPL again.

Owners Property Maintenance-Bruce Ramos reported that the biggest issues are dogs running loose and owners not completing the rental form. Dogs must be on a leash when off their owner's property. Owners are also responsible for picking up waste. This includes POA property. Owners are not filling out renter forms and turning them in. Owners are responsible for their renters. If renters refuse to follow deed restrictions the property owner will be held responsible. The same pet rules apply to renters.

Dues Status-Sue Schoppman reported that there have been 209 members paid their dues so far. There are still 3 outstanding from 2024. Sue will have a reminder sent out that dues are still being collected at coffee hour through January 31st.

New Owner Welcome Packets-Bruce delivered the last new owner packet this morning.

Renters Welcome Packets-Bruce Ramos stated we currently have 18 renter packets to deliver. Still waiting on some outstanding renter's forms from property owners.

Home Lot Sales-Nancy Fournier said that she has not been out and about since November to update the lots and homes for sale. This will be done before that annual meeting. There have been no new sales.

Neighborhood Watch-Peggy Walker reports the next neighborhood watch meeting is Thursday January 16th at 10:30. She is hoping more LBI people will make it to the meeting. Everyone needs to make sure they keep things locked up since there have been some break ins in Holiday III. Also, she asked Officer Dominick if there was anything they could do about the homeless people in the buildings next to Millennium. She thought perhaps the landlord would have to get it cleaned up and secured. She will let us know if she hears anything from Officer Dominick.

Welcome Committee-Nancy Fournier and Bruce Ramos have been working together and are ready to launch the new welcome committee this week to distribute new member packets and renter packets and help new owner find their way. Bev Grotian will chair with Debbie Schultz and Michele Forcier serving with her. Bev is here full-time and the other two are seasonal. Bruce has put together the job description and duties for this committee and he has new packets made up for the committee. We will have a workshop for the members of the welcome committee on Friday, January 10th at 9:00 am in the multipurpose room at the Edgewater Club.

Unfinished Business

Revitalization Process-Bruce Ramos reported on the progress of the revitalization process. He thought the packet was sent out but with the holidays it was not. He met with the attorney on January 6, 2025, and finalized the packet. It will be sent out this week. Depending on how long it takes to be delivered and if the state doesn't reject how something was done in the packet or wants more information. It should take 60 days if everything is in order. It may be mid-March before it is revitalized by the State. So far, the expenses incurred are \$3951.00. There were 245 revitalization forms returned. 68% of the POA

LBI Email Addresses- Renee Dickinson was asked how many members are not getting emails. There are approximately 15 property owners who do not have email addresses. And about 5 email addresses that are returned for one reason or another when emailing the membership. With the new HOA laws, we need to get POA information to these owners one way or another. She will begin printing out the information being sent to the membership and deliver or send via US Mail to those without email addresses. She will also call those whose emails have been returned to see if there is another email address she could add to our records.

Deed Restrictions Update- Bruce Ramos reported that we will be finalizing and sending it to owners for review soon. The plan is to present them at an owners' meeting and vote on what we want. This will be a workshop to get the final product that owners want. Once the revitalization is certified by the state owners will vote on accepting deed restrictions as amended at this previous meeting.

Nomination Committee-Nancy Fournier reported that Deanna Borton-chairperson presented their report at the December 17, 2024, membership meeting. Bill Cowan and Ralph Cochran are serving on the committee with Deanna. There were no nominations on the floor therefore nominations were closed. The candidates are President (2 yr) Bruce Ramos, Treasurer (2 yr) Sue Schoppman, Director (3 Yr) Alli Armstrong. Since there is only one candidate, the Election of Officers/Director for 2025 and since a quorum is present, Deanna Borton, chair of the Nominating Committee, will ask the Secretary to cast one vote for the slate of officers/directors as presented at the December 17, 2024, membership meeting.

Christmas Decorations/Front Entrance-Renee Dickinson reported that the lights have all been taken down and will be put back in the storage shed. She would like to form a committee to come up with a theme for the front entrance and work toward collecting/building items needed between now and November when decorating takes place. She will try to find 2 people to be on the committee from LBI 1 & 2 and 1 person from LBI 3 & 4.

Compliance and Fine Committee-Nancy Fournier and Bruce Ramos will have their first workshop of Saturday, January 18th at 9:00-11:00 am in the multipurpose room with the Compliance /Fine Committee-Chairman, David Hartman (Falcon); Jason Markle (Parakeet); Kim Morris (Sparrow); Ron Schultz (Gull) and Liz Miller (Partridge).

Memorandum of Understanding-Bruce Ramos, the original agreement is how to share the costs of maintenance for the front entrance and islands. We are working on a new agreement with LBI Phase 3-4. Complicated as the original agreement is an addendum to the deed restrictions for LBI I, IA & II. That means that owners must vote on any changes or a replacement. Bruce will speak with Kathy Ahlman, president of LBI 3&4, about this to find a comparable solution that can be agreed upon.

Residential Recreational Vehicles and Mobile Homes- On December 7, 2024, Nancy Fournier sent information to the membership concerning the county's Extension for Hurricane Ian-September 22, 2025. Hurricane Helene-September 23, 2027, and Hurricane Milton-October 5, 2027.

Deadline for Repairs following Hurricane Ian- The question was asked at the Membership meeting in December if there was a deadline for the exterior of homes to be repaired. The board discussed deadlines to bring to the membership for discussion. Repairs for Hurricane Ian-September 22,2025, Helene and Milton October 10, 2025.

New Business

Waterways Clean-Up-Nancy Fournier has not heard any more from Dave Smith. Bruce Ramos will be attending a Waterways Committee Meeting and will report later. The discussion was tabled at this meeting.

Budget 2025- Sue Schoppman emailed the 2025 budget to the board January 6, 2025. She asked if there were any questions or concerns about the budget. The board agreed it looked good and will recommend approval from the membership. Sue will present the 2025 Budget to the Membership January 14, 2025. The 2025 Budget will be printed out for the members to review.

Discussion Regarding Moving LBI- POA Bank Account-Sue Schoppman went into Synovus Bank to inquire about the CD since she could not get access online. The lady at the bank helped her with gaining online access and was very helpful. She also told Sue she could help set up an account that we could do digitally. We will be able to set it up for people to pay dues online. Also, by having another account with them the rate on the CD will go up as well. Sue moved to change from Crews Bank to Synovus Bank. Carol Roffe seconded the motion. The board was in favor.

Audit Committee Appointment/Discussion When to Present Report-Nancy Fournier-According to our Bylaws we are to present the Audit Report in January at the Annual Meeting. The Committee probably needs to be appointed in November and many that serve on that committee are not here then and won't be by the end of the year. If we are going to go by the Bylaws next year we will have to plan for it now. This year we will not be able to present the audit until February. We will again ask Karen Fraker, 6281 Bob White Dr to be Chairman, and Jake Callier, 6173 Redwing Ave. and Estelle Dearborn, 6270 Sparrow Ln to serve on the Audit Committee.

Leash Law: We are receiving many complaints about dogs running loose in the park. Dogs running at large are in violation of Charlotte County Leash Law as well as our Deed Restrictions. We discussed an email received from a property owner who filed an official complaint with Animal Control on one of the dogs after being told that animal control officers can do nothing until the resident files a complaint form. Verbal complaints don't count. Dog owners are allowed three signed complaints; then they can be fined or charged, or the dog impounded. Carol Roffe volunteered to document information about the Leash Law to email to the membership regarding what to do when they want to report a dog running loose in the park.

Recommendation-Computer for President-Nancy Fournier, after my recent experience with my personal computer (crashed) which was purchased in February 2021, she strongly recommends the board approve a new computer for the President that will be passed on to the next one. It will keep personal and LBI separate. Carol Roffe made a motion to purchase a computer for the president. Tom seconded the motion. Six were in favor, 1 abstained.

Email Addresses for All Board Members-Nancy Fournier-Nancy also suggested that to keep personal and board emails separate, each member should get an LBIPOA Email account that can also be transferred to every new board that comes along.

Additional New business

LBI Website-Bruce Ramos- After researching, discussion, and finding someone to build our LBI website, Bruce moved to proceed with the building of the website. Alli Armstrong seconded the motion. All were in favor. Once we have a site we like, we can go live. We will keep information on the Edgewater site until we know all the bugs are worked out. Eventually we will remove it from the Edgewater site. Carol Roffe has volunteered to be the IT person to maintain the site.

Announcement/Final Comments- Nancy Fournier reminded the Annual Meeting/Elections will be Tuesday, January 14, 2025, Edgewater Clubhouse@9:00am. The next board meeting will be February 4, 2025, @ 9:00am.

President Nancy Fournier made her final remarks to the board as this will be her last board meeting. She stated, "As my term as president comes to a close, I want to express my sincere gratitude to each of you for your dedication and support. It has been a privilege to serve alongside such a committed board, and I am confident in the association's future success. Thank you all."

Adjourn-Nancy called for a motion to adjourn. Tom Barnes moved to adjourn; Carol Roffe seconded. The meeting adjourned at 12:36pm.