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Glen Eden on the Lakes

Homeowners Association

Minutes of the Board of Directors Meeting

at

The Clubhouse

Wednesday, February 11, 202 at 3:00 PM

1. Call to Order – Establish Quorum

All Directors Present

Joe Szymanowski, President

Bob Calkins, Vice President

Brian Beechie, Treasurer – via telephone

Franklin Bass, Secretary

Mark Panozzo, Director

Melanie McBride, Property Manager's Representative

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2. Proof of Meeting Notice

Notice of meeting was mailed to Homeowners on Saturday Feb 7, 2026 and posted at Clubhouse on Monday, Feb 9, 2026 at 9:30 AM.

3. Accept Agenda with Permission to Change Order

Accepted 5-0.

A member noted that the Notice of Meeting/Agenda has not been specific as to topics raised at Board meetings.
Secretary agreed that this would be addressed going forward.

4. Approval of the 22 January 2026 Organizational Meeting Minutes

Minutes approved on January 22, 2026 5-0.
Approved Minutes are posted on the Website.

5. Management Company Report

Attached as Exhibit C.

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Maintenance letters were sent by the Management Company to two Homeowners in February noticing that maintenance is required on their properties.

6. Correspondence

A homeowner noted that going forward the BOD needs to provide information to the homeowners on correspondence received. Secretary agreed that this would be addressed going forward.

7. Treasurer's Report

December 31, 2025 Year end summary report of Financials attached as Exhibit A.

Treasurer's Report for Financial Summary as January 31, 2026 is attached as Exhibit B.

Attorney is sending out Notice to delinquent homeowner.

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8. Committee Reports

It was discussed that Committees need to be reconstituted. ARC was previously reconstituted. The BOD agreed to take action on this at the next BOD.

a. ARC

ARC minutes posted on website

Discussion on issue of cameras/lights on houses and absence of criteria for same. No action taken on establishing criteria at this time. Issues that arise will be handled on case-by-case basis.

The President is going to try and resolve current issue by talking directly with both homeowners.

With respect to the current issues on this, Contractor signs are not permitted in the community. ARC forms will be reviewed to ensure they state to homeowners that contractor signs are not permitted.

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b. Buildings and Grounds

No Report.

Homeowner query about replanting a new Bismark Palm to replace the one that died.

It is reported that the stump must be removed in order to replace palm and B&G is looking into cost of replacing the palm.

Replacement of Bismark Palm will be taken up at March BOD Meeting.

Issue was raised regarding the lack of water on the Calusia and other plantings. It was also noted that the irrigation on the common property has been cutback.

Questions from homeowners arose about the trimming of palm trees. Quotes have been obtained by Management Company from 3 vendors.

President reported that he asked 2 people from B&G and 2 people from ARC to make recommendations on the refurbishment of the pool Vice President asked to be put on the committee

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c. Compliance

No written report.

Vice President reported that there are two open compliance requests from last year and two new compliance requests generated in the last two weeks.

Vice President wants to add a sub-committee for residents' lawn and landscaping.

d. Finance & Budget

No report.

e. Social Committee

No Report.

f. Fitness

No Report

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g. Communications

No report

9. Old Business

None

10 New Business

Front Gate Stanchion Repair/Replacement. Joe reported on front gate repair for \$1,200.

In the reserves we have \$15,000 for new security gates. This won't be completely funded for 10 more years. The current gates no longer have viable parts after 6 years so if something breaks, we would have to replace. E.g. pedestal replacement is about \$5,000.

a. Leases

No new leases.

b. Sales

No new sales

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11 Adjournment

Motion to adjourn was made and agreed 5-0
Time 4:20PM

Respectfully submitted,
Franklin Bass, Secretary