

Lake of the Woods Homeowners Association  
Annual Membership Meeting  
Minutes  
March 12, 2024

Board Members Present: Crystal Gunn, President  
Sallie Willis, Vice President  
Lauretta Lumkes, Treasurer  
Elizabeth Aulner, Secretary  
Fred Shoemaker, Director  
Doris Huskey, Director  
Geoff Longley, Director

Board Members Absent: None

Others in Attendance: Kristina Andersen, Association Manager  
Owners as per sign in sheet

### **Call to Order**

Crystal Gunn, President, called the annual meeting to order at 7:16 pm.

### **Pledge of the Allegiance**

### **Welcome to Homeowners and Introduction of Current Board Members**

### **Certify Quorum**

Gunn stated counting of the proxies was in progress and the result would be announced once tallied.

### **Proof of Notice of 2024 Annual Meeting**

Gunn stating notice was provided as in accordance with Florida Statutes and the governing documents.

### **Reading and Approval of 2023 Annual Meeting Minutes – March 14, 2023**

Motion: Doris Huskey moved to approve the March 14, 2023, Annual Membership Meeting minutes

Second: Fred Shoemaker

In Favor: All

Opposed: None

Abstain: None

The motion carried unanimously.

### **Annual Report to the Membership**

#### **The Past Year in Review, Crystal Gunn, President**

Gunn reviewed matters that had transpired in the past year as follows:

- Changed Management Companies
- Staff changes
- New ATVs to replace golf carts
- Ford ranger was sold
- Updated maintenance tools
- Clubhouse made self-sufficient

- Six new cameras installed at the clubhouse
- Access cards added to the pool and sauna doors
- AC thermostats on timers/automatic
- Annual tree trimming
- Palm tree trimming
- Repaired Wintergreen storm drain
- Approved repair of Carolwood storm drain
- Curb on Wintergreen repaired
- Pool pump room updated/ (all wiring, outlets, and surges)
- Loitering signs added to parking lot
- Approved first phase of roofing- AIA should be signed this week
- Assessment dollar amount updated- should go out Friday
- Irrigation
- Shoemaker stated a lot was done in-house
- 3-way stop signs added
- Office hours changed back to 9-5
- Enforcing rules of noxious behavior (next hearing meeting is on the 18th)
- Violations and fines
- Updated the parking rules and we are now towing without notice; towing company comes and does checks
- Water remediation project in progress and was pending engineer walkthrough
- Should have update at next meeting regarding water remediation
- Matt Engel, Maintenance Supervisor, will be renewing his certified pool operator license, and pool cleaning may be moved in-house

Gunn asked if anyone had anything to add.

Sallie Willis stated she would get with Fred Shoemaker to determine how many rental homes exist in preparation of taking a hard look at the governing documents, noting the No loitering signs at the clubhouse parking lot were beneficial as the police now can request anyone loitering to leave.

Huskey stated her and Betty Fockler reviewed the property for erosion on back of buildings in preparation for distribution of the dirt excavated during the water remediation project.

Gunn added that there now was updated signage in the clubhouse and at the pool, and that building refurbishment would be working on soon

### **Certify Quorum**

Gunn stated counting of the proxies had been completed and called on Andersen to announce the result. Andersen stated 151 owners were present in person or by proxy and that a quorum was established. The quorum requirement is 1/5 of the members which is 107.

### **Board of Director, Election Results Announced**

Gunn stated the ballots had been counted and announced the results:

Crystal Gunn – 187 votes

Doris Huskey – 175 votes

Staci McCarthy – 163 votes

Jacquelin Singleton – 105 votes

Terri Straub – 43 votes

Gunn asked McCarthy to take a seat on the Board of Directors table.

## **Adjournment**

Gunn entertained a motion to adjourn the meeting. Huskey motioned to adjourn the meeting, Shoemaker seconded, the motion carried unanimously, and the meeting was duly adjourned at 8:09 pm.

Respectfully submitted by:  
Kristina Andersen, Association Manager

Organizational Board of Directors Meeting  
Minutes

## **Call to Order**

Crystal Gunn, President, called the organizational meeting to order at 8:09 pm.

## **Nomination of President**

Doris Huskey motioned to appoint Crystal Gunn to President, Sallie Willis seconded, and Gunn accepted. All in favor; none opposed; the motion carried unanimously.

## **Nomination of Vice President**

Gunn motioned to appoint Fred Shoemaker to Vice President, Willis seconded, and Shoemaker accepted. All in favor; none opposed; the motion carried unanimously.

## **Nomination of Treasurer**

Gunn motioned to appoint Laretta Lumkes to Treasurer, Willis seconded, Lumkes accepted. All in favor; none opposed; the motion carried unanimously.

## **Nomination of Secretary**

Geoff Longley motioned to appoint Elizabeth Aulner to Secretary. Aulner did not accept the nomination.

Longley motioned to appoint himself to Secretary, Aulner seconded, Longley accepted. All in favor; none opposed; the motion carried unanimously.

## **Adjournment**

Gunn entertained a motion to adjourn the meeting. Longley motioned to adjourn, Aulner seconded, the motion carried unanimously, and the meeting was duly adjourned at 8:14 pm.

Respectfully submitted by:  
Kristina Andersen, LCAM