

Lake of the Woods Homeowners Association  
Special Membership Meeting  
Minutes DRAFT  
August 19, 2025

Board Members Present: Geoff Longley, President  
Seema Sernovitz, Vice President  
Lauretta Lumkes, Treasurer  
Richard Mercer, Secretary  
Ann Honbarrier, Director

Board Members Absent: Benjamin Evans, Director

Others in attendance: Kristina Andersen, Association Manager  
Owner as per sign-in sheet

I. Call to Order

Geoff Longley, President, called the meeting to order at 5:24 PM.

II. Pledge of Allegiance

The pledge of allegiance was recited.

III. Proof of Notice

Kristina Andersen, Manager, stated that notice of the meeting was provided as in accordance with Florida Statutes and the governing documents a minimum of 30 days prior to the meeting via USPS mail, posted on the bulletin board, the portal and the website.

IV. Certify Quorum & Roll Call

Richard Mercer, Secretary, called the roll noting that a quorum of the board was present. Longley stated that a Paralegal from Arias Bosinger counted the proxies and we have a total of 249 owners present. 320 must be present to hold the meeting and certify a vote, and as such the meeting and vote cannot take place this evening.

V. Special Assessment for Roof Replacement Vote Count

Longley stated that the meeting will be continued next week, Tuesday, August 26, 2025, at 7:00 PM. The meeting continuation will have a quorum requirement of 30% lowering the attendance need to 160. From this evenings count we know that we have the needed attendance for the next meeting at which the vote will be counted and announced

Longley thanked the paralegal and all members in attendance for coming.

VI. Adjournment

Longley motioned to temporarily adjourn the meeting to Tuesday, August 26, 2025, at 7:00 PM at the Clubhouse Auditorium, Seema Sernovitz, Vice President, seconded, and the meeting was unanimously adjourned at 5:29 PM to be reconvened as noted.

Respectfully Submitted:  
Kristina Andersen  
Association Manager