

Lake of the Woods Homeowners Association
Special Membership Meeting
Minutes DRAFT
August 26, 2025

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

Board Members Absent: Laretta Lumkes, Treasurer
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 8:59 PM.

II. Pledge of Allegiance

The pledge of allegiance was foregone.

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 board members present. Longley stated that a Paralegal from Arias Bosinger counted the proxies and votes, 278 owners were present, and the quorum requirement for this second meeting was 160, and a quorum of the members was attained.

V. Special Assessment for Roof Replacement Vote Count

Longley stated that 2/3 of the members present were required to vote in favor of the assessment for the assessment to pass. The count for the special assessment for roof replacement vote count was announced per the count of the paralegal, that count being 168 in favor and 110 not in favor. Longley stated that 60.4% voted in favor and 66.6% is required for the assessment to pass; at this time the special assessment did not pass.

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

Longley opened the floor to any member wishing to speak.

VI. Adjournment

Longley motioned to adjourn the meeting, Ann Honbarrier seconded, and the meeting was unanimously adjourned at 9:03 PM.

Respectfully Submitted:
Kristina Andersen
Association Manager