

4. President's Report:

Community Monument Signage: President Labonte congratulated the board, particularly Sharon Sutton and Bart Andersen, on the successful installation of new community monument signage, noting it was featured in a local magazine and greatly improves the community's appearance.

Hibiscus Golf Course Update: Paul reported that the golf course, formerly known as Hibiscus, was recently purchased by a group of investors led by Investors. The course is expected to close approximately April 2027 (delayed from a previously projected June 2026 date) to allow time for permit approvals from the county, including water management and land use permits. Paul has been in contact with Laura Mann of Lely Civics and will represent LCCPOA in joint meetings with the golf course's general manager to stay informed on developments affecting members with rear golf course access. He will report back to the board after meeting with management

4. Treasurer's Report:

Sharon Sutton presented the Treasurer's Report:

- Operating Account: \$199,713
- Reserves: \$132,190
- Budget Status: After two months, the association is operating under budget in most categories. One area is over budget due to a legal fee expense.
- Delinquencies: Total outstanding assessments are \$34,354.64. This includes 16 homeowners with accounts turned over to the attorney and 43 in final notice. Sharon is working with Resort Management to improve the collections process, including adding a "Pay Now" feature to delinquency notices.
- Investments: The board is exploring options with Resort Management to invest a portion of reserves in higher-yield CDs to generate more interest income.

6. Board Training Reminder:

A reminder was given regarding upcoming training requirements.

7. Old Business:

a. Update on Compliance/Fines:

508 St. Andrews:

This homeowner is a habitual offender who has previously been fined \$1,000 on two occasions. The lawn remains overgrown and the mailbox cover is still missing. The attorney has confirmed that even if a homeowner makes corrections just before a hearing, the board may still proceed with a fine for repeat violations. The property owner does not reside at the home and has not responded to prior notices. A lien is already on file from the prior year.

Motion: Dana Finnegan moved to impose a \$500.00 fine for the lawn violation and a \$500.00 fine for the mailbox cover violation. The motion was seconded by Cindy Jepsen. The motion passed unanimously.

173, 175, 176 Palmetto Dunes:

Three adjacent properties on Palmetto Dunes installed lanterns that do not meet the association's approved specifications. Three written notices were sent, followed by an initial \$200 fine. No response has been received from any of the property owners. Motion to impose an additional \$200 fine per property was made. The board discussed the importance of maintaining consistent enforcement standards.

Motion: Paul Labonte moved to issue an additional \$200 fine to each property. Bart Andersen seconded. The motion passed unanimously.

566 St. Andrews (Commercial Vehicle):

A complaint was received regarding a commercial pool-cleaning van parked in the driveway at 566 St. Andrews. The van has visible lettering, ladder racks, and pool chemicals in the rear. The association's attorney confirmed that, based on the wording of the governing documents, a fine may be issued; however, Florida Statutes allow homeowners to bring commercial vehicles up to 26,000 lbs. GVW home and park in their driveway. The homeowner responded with a letter citing state statutes and indicated willingness to seek legal counsel if pursued. Board discussion ensued with differing opinions. The board noted that trailers (which are not protected under the same statute) would be treated differently.

Motion: Dave Tate moved to issue a \$100 fine, Victor Faszczuk seconded. The motion passed with 8 in favor and 1 opposed (Sharon Sutton).

b. **Monument Repairs:**

Mulching at entryways is still in progress. Trees previously transplanted along Augusta Avenue appear to have survived cold weather due to the use of watering bags applied post-transplant. Frost cloth has been purchased for future use to protect flowering plants

at entrances during cold spells. Landscaping contractor is performing well; fertilization was recently completed and St. Augustine grass had been cut too short previously but is now being maintained properly.

c. Mailbox and Post Services Status:

A formal contract for the mailbox painting and restoration program has been executed and signed by both the contractor and LCCPOA. Supplies will be purchased the following weekend, with work to begin within the next two weeks. Of 400+ mailboxes in the community, only 39 homeowners opted out of the program (one person who had opted out subsequently opted back in). New numbers and light bulbs will be installed as part of the service. Discussion noted that Murfield Circle had the highest opt-out rate of any street.

d. Financial Investments:

This item was covered under the Treasurer's Report. The board will await further information from Resort Management on CD rates.

8. New Business:

a. A/R Aging:

Covered under the Treasurer's Report.

b. Treasurer's Authorization:

No action taken.

c. ARC Committee Review:

114 Muirfield - Roof Application Withdrawn / New Application Approved:

The original application for an Enviro Shape composite roof was withdrawn after roofers indicated it is not yet a proven product. The homeowner applied for and was approved (on March 8) for a flat cement shingle roof in a color called "Florida" (blended brown tones) to replace the existing terracotta cement tile.

149 Muirfield (James Philbrick):

The homeowner (Jim Philippe), who originally built the home, has experienced repeated golf ball damage to his current tile roof. The Muirfield Circle covenant requires tile roofs. Two options were presented:

- **Option 1 (First Choice):** Standing seam metal roof in “Coco Ground” color – flat/modern appearance.
- **Option 2 (Second Choice):** Stone-coated metal roof (metal tile) – resembles barrel tile in appearance and color, more consistent with surrounding homes.

The ARC committee’s recommendation was Option 2 (stone-coated metal tile), as it better blends with the neighborhood aesthetic.

Motion: Bart Andersen moved to approve the stone-coated metal roof (Option 2). Karen Poufcas seconded. The motion passed with 8 in favor and 1 opposed (Victor Faszczuk).

186 Muirfield (Fence):

The homeowner installed a backyard fence that extends from the sides of the house to the rear of the property without prior ARC or board approval. LCCPOA covenants require approval from both the ARC committee and the full board for any fence installation. The homeowner submitted an ARC application after being notified of the violation. The ARC unanimously denied the application, as the fence configuration (extending perpendicular to the sides of the house) is inconsistent with precedent set by previously approved pool barriers, which hug the pool deck area only. The homeowner stated he would sell the house before moving the fence.

Victor Faszczuk presented detailed research showing that prior homeowners who requested similar configurations (at 164 Palmetto Dunes, 185 Muirfield, and others) were denied and required to confine their enclosures to pool barrier configurations. The board agreed that approving this fence would set a precedent inconsistent with prior decisions and prior homeowners who were denied similar requests.

A motion was made to fine the homeowner \$500 and require the fence to be brought into compliance within 45 days after the hearing committee ruling.

Motion: Sharon Sutton moved to issue a \$500 fine and give the owner 45 days after a hearing committee decision to relocate the fence to comply with community standards. Bart Andersen seconded. The motion passed unanimously.

192 Palmetto Dunes (Fence):

During an extensive home renovation, the homeowner moved an approved pool barrier fence approximately 9 feet 3 inches further back from its approved location, placing it within a utility easement. The homeowner obtained county permission to use the easement temporarily, but the move was made without board approval and is inconsistent with the ARC’s prior authorization. The board noted that the

prior ARC approval was not also approved by the full board, as required by governing documents, and that the new location constitutes a separate violation. A motion was made to apply the same fine and compliance timeline as 186 Muirfield.

Motion: Dave Tate moved to issue a \$500 fine and give the owner 45 days *after* a hearing committee decision to modify the fence to be a compliant pool barrier. Victor Faszczuk seconded. The motion passed with 8 in favor and 1 opposed (Sharon Sutton).

d. Summary of Rules and Regulations:

Dave Tate presented a summary document of the community's rules and regulations, which was compiled from the covenants. The document contains no new rules. The board agreed this summary should be added to the website and included in a new, more welcoming version of the new homeowner packet. Cindy Jepsen will coordinate with Gianna on the welcome packet.

e. Members Concerns regarding vegetation in Adjacent Lakes:

Paul Labonte and Cindy Jepsen will coordinate with Royal Palm management (Scott) and Mike Sankey to assess concerns about excessive aquatic vegetation in community lakes. Aerial photographs comparing the pond on the sixth hole from six years ago to present were referenced as evidence of significant overgrowth. Dave Tate noted that vegetation beyond a certain density loses its function as a stormwater filter and flood barrier, and the matter may involve South Florida Water Management District regulations. The board will schedule a formal meeting before taking further action.

9. Comments:

A board member expressed concern that other non-compliant fences in the neighborhood are being ignored. President Labonte reiterated that the board relies on residents to report potential violations and encouraged anyone with concerns to provide an address and photos.

A resident asked about speed limits. The board confirmed the speed limit is 25 mph and is posted throughout the community.

10. Adjournment:

Dave Tate moved to adjourn the meeting, and Karen Poufcas seconded the motion. With unanimous consent, the meeting was adjourned at 7:58 p.m. The next regular board meeting is scheduled for April 14, 2026, at 6:00 p.m.

Respectfully submitted,
Philippe Gabart, CAM