

Lakemont Cove Condominium Association, Inc.
Adoption of the 2010 Budget Meeting
November 20, 2009
10:00 AM

Minutes

The 2010 budget meeting of the Lakemont Cove membership was held on November 20, 2009 at the Lakemont Cove clubhouse, 24711 Lakemont Cove Lane, Bonita Springs, Florida. Directors present were Wayne Klinkhamer, Jim Murphy, Keith Pitcher, Rich Diederich and Denis Avagliano. Brad Thomas, Verna Lutz and Mary De Armas of Sandcastle Community Management were also present.

Call To Order, Determination of Quorum, Proof of Due Notice & Approval of Prior Minutes

The meeting was called to order at 10:00 AM by Lakemont Cove President, Wayne Klinkhamer. It was determined that a quorum was present and proof of due notice was accepted.

President's Report - Wayne Klinkhamer provided an overview to the community about the Orion Bank fraud dating back to July 2009 impacting Lakemont Cove and Sandcastle Management. Wayne stated that this fraud is an ongoing international investigation between the local authorities and Federal Bureau of Investigation. Working with Sandcastle and the insurance carriers, Lakemont Cove is in the process of being made financially whole as a result of the wire transfers.

Wayne also acknowledged the change in ownership at Sandcastle. Trevor and Verna Lutz have purchased the management company from Mary De Armas. The new owners have 20 years of property management experience and all previous employees continue to be gainfully employed with the new organization. Brad Thomas will continue to work with the board and act as

the Lakemont Cove Community Association Manager. A new Sandcastle service agreement has been prepared and approved by the Lakemont Cove Board and signed off by the Lakemont Cove President, Wayne Klinkhamer.

Insurance Release – The Lakemont Cove Board members met with Mark A. Trank, our attorney at a closed meeting on Friday, November 20, 2009 at 9AM to discuss legal matters and review the insurance settlement and financial release for the Orion Bank fraud case. All board members agreed with the insurance release and President Wayne Klinkhamer has signed the agreement.

2010 Budget Adoption – Brad Thomas provided an overview of the budget and reserve financial schedules. For the year 2010, Lakemont Cove quarterly dues will remain at \$1,395. Property owners raised various budget and reserve questions that were answered by Brad and various members of the Lakemont Cove Board. One of the concerns addressed by Brad was the roof repair costs, increase in reserve funding in 2010 and remaining estimated useful life. Rich Diederich has done an excellent job with improving our insurance coverage and lowering costs, reported the change in insurance carriers/brokers.

Denis Avagliano recommended that the community adopt the 2010 budget and this was seconded by Jim Murphy. All Board members unanimously agreed to the 2010 Budget Adoption.

ADJOURNMENT:

There being no further business to discuss, Rich Diederich made a motion to adjourn. The motion was seconded by Jim Murphy and passed unanimously. The meeting was adjourned at 11:00 AM.

Respectfully Submitted,

Denis Avagliano
Lakemont Cove Secretary/Treasurer

