

LUMSDEN POINTE HOMEOWNERS ASSOCIATION, INC.  
Minutes for the Board of Directors Meeting  
October 20, 2011 7:00 PM

**Call To Order:** Pursuant to duly given notice, Bob O'Donnell called the monthly Lumsden Pointe Homeowners Association Board of Director's Meeting to order at 7:00 p.m., at the Lumsden Pointe Guard House, 1010 Lumsden Blvd., Valrico, FL 33594.

**Establish a Quorum:**

- Present: Bob O'Donnell, Don Dykes, Maryellen Wright, Michael Miller and Mark Corbett.  
Quorum declared present.
- Management Company: Amanda Silva and Janet Moyer of Vanguard Management Group

**Acceptance of Proposed Agenda:** The agenda was accepted without objection 5-0.

**Acceptance of Meeting Minutes:** Maryellen Wright moved to waive the reading of the minutes and accept as written; second my Don Dykes and unanimously approved 5-0.

**Reports:**

- **Manager's Report:** The violations report for October was presented. Maryellen Wright moved that 1827 and 1829 Winn Arthur receive letters informing them that the HOA will perform the work on their property if violations are not brought into compliance. Second by Don Dykes and approved 5-0.
- **Treasurer's Report:** The September Financial report was unavailable and tabled until the next meeting.
- **ARC Committee Report:** The ARC received 4 applications during the previous month which were approved.

**Old Business:**

- **Website:** Vanguard's software platform, Cinc Systems will provide enhanced service to the community. Discussion occurred regarding Cinc and the new Accounts Payable system.
- **Landscape:** Maryellen Wright reported that the picnic tables were repaired and stained and that plants were added to the Mt. Carmel planter.

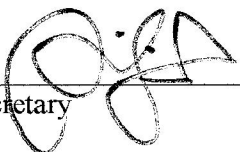
**New Business:**


- **Pressure Washing:** Bids were presented to Pressure Wash the common areas in the community. Michael Miller moved to accept Integrity Pressure Washing's bid for \$3,400 which did not include Mt. Carmel Sidewalks. Second by Don Dykes and approved 5-0.
- **Annual Members Meeting:** Maryellen Wright moved that 4 \$25 gift cards be given via a drawing at the meeting. Second by Mike Miller and approved. 5-0

**Homeowner Q & A:** No Homeowners were in attendance

The next regular Board of Directors meeting will take place at 6:30 PM on January 19, 2012 at the Guardhouse. The meeting adjourned at 8:26 pm without objection.

Respectfully submitted,

  
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Secretary

  
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Date