

# Marshes at Lanceford Homeowners Association

## Board of Directors Meeting Minutes

At 96343 Windsor Drive and on GoToMeeting

September 4, 2025, at 6:30 pm

### BOARD MEETING DRAFT MINUTES - REV1

#### BOARD MEMBERS PRESENT

President: Leslie Boette

Vice President: Ashley Powell

Treasurer: Patrick Orr

Director at Large: Susan Whelton via GoToMeeting

Absent: Secretary: Heather Abdulameer

#### ASSOCIATION MGMT

Jackie Maderski via GoToMeeting

#### **I. CALL TO ORDER AND ESTABLISH A QUORUM:**

President Leslie Boette called the meeting to order at 6:30 p.m. and there was a quorum present as listed above.

#### **II. APPROVAL OF PRIOR BOD MEETING MINUTES:**

##### **a. 7.24.2025 meeting minutes**

Pat Orr made a motion to approve July 24, 2025, Board of Directors meeting minutes, Ashley Powell seconded the motion to approve. Motion passed unanimously.

#### **III. MANAGEMENT/TREASURE'S: - Jackie Maderski**

Jackie Maderski gave the Management report- see attached report **"A"**

#### **IV. COMMITTEE REPORTS:**

##### **a. ARC-**

A volunteer is needed for the ARC since the resignation of Marc Levine.

A motion was made by Ashley Powell for Ashley Powell to fill the position on an interim basis until another HOA member volunteers. Pat Orr seconded the motion. Motion passed.

There is one ARC application pending and a meeting with the homeowner is being set up to discuss clarification of the application details.

##### **b. Property/Landscape Committee-**

Inspection of the properties are good.

New HOA signs will be installed.

Their purpose is to keep google earth and others out of the neighborhood taking pictures.

##### **c. Social Committee –**

The social committee is looking at doing something around Halloween.

**V. UNFINISHED BUSINESS:**

a. **M@L HOA Organization Chart**- The chart will be updated reflecting changes in personnel.

b. **Declarations draft changes/amendments – see attachment “B”**

A motion was made by Ashley Powell to send the attached “ARC Guidelines Draft and Recommended Declaration Changes REV6 (Declarations Section)” to the attorney for conversion to a format to be voted on / approved by at the annual meeting. Patrick Orr second and it was passed unanimously.

c. **BOD objectives for 2025** – none were discussed

c. **NEW BUSINESS:**

a. **96025 Dublin Court – Shed placement issue and quail issue.**

A discussion took place to let everyone know that the board was working on these topics and a meeting is trying to be setup with the involved homeowner.

b. **SJRWMD Complaints / Action Plan/ Status**

96228 Windsor Dr

96246 Windsor Dr.

96282 Windsor Dr

96288 Windsor Dr.

Three of the four addresses have sent a description with pictures showing what they have done, and it was forwarded to SJRWMD. They approved of what they did and would be back to check it again in November 2025. The one last address that is not in compliance was still working on their property. Les did say they needed to do what SJRWMD required, or they could be fined. There was a suggestion to reach out to the SJRWMD to see if they could attend the next meeting to answer homeowner questions. It was also suggested to contact the county that is also in charge off the waterway and invite them to the meeting. Jackie will extend an invitation to both.

c. **Annual Meeting**

The annual meeting will be held at GCAM on Tuesday, November 4, at 6PM.

d. **OWNERS FORUM:**

Homeowner again asked about 96025 Dublin Court and what was being done about it. Again, Les reiterated that they were working on a resolution.

e. **NEXT MEETING DATE:**

Next Board of Directors meeting will be held September 25, 2025 @ 6:30 pm at 96343 Windsor Drive and the Annual Homeowners Meeting will be November 4, 2025, at 6:00 pm at the Prince of Peace Church

f. **ADJOURNMENT:**

Pat Orr made a motion to adjourn the meeting. Ashley Powell seconded the motion. Motion passes unanimously. The meeting adjourned at 7:42 pm.