

Marshes at Lanceford Homeowners Association

Board of Directors Meeting Minutes

At 96343 Windsor Drive and on GoToMeeting

January 15, 2026, at 6:30 pm

Approved

BOARD MEETING MINUTES

BOARD MEMBERS PRESENT

President: Leslie Boette

Vice President: Lynne Pilkerton

Secretary: MaryAnn Huffman

Treasurer: Patrick Orr

Director at Large: Jonathan Boette

ASSOCIATION MGMT

Jackie Maderski

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 list above.

II. APPROVAL OF PRIOR BOD MEETING MINUTES:

a. 9.25.2025 meeting minutes

Patrick Orr made a motion to approve September 25, 2025 , Board of Directors meeting minutes, Lynne Pilkerton second the motion to approve. Motion passed unanimously.

b. 11.4.2025 meeting minutes

Patrick Orr made a motion to approve November 4, 2025, Board of Directors meeting minutes, MaryAnn Huffman second the motion to approve. Motion passed unanimously.

III. MANAGEMENT/TREASURE'S: - Jackie Maderski

Jackie Maderski gave the Management report- (see attached report "A") and the treasurer report (attachment "B")

IV. COMMITTEE REPORTS:

a. ARC-

The ARC has requested more information from the open ARC Application for 96208 Windsor Dr. They are waiting on the documents to schedule another meeting. GCAM approved 3 applications for roof replacements.

Gail Levine volunteered for the ARC committee. A motion was made by MaryAnn Huffman to approve Gail Levine as a member of the ARC and Patrick Orr seconded the motion to

approve. The motion passed unanimously. The ARC committee consists of the following Julia East, Lynn Pilkerton and Gail Levine. Thank you to Gail Levine for volunteering.

b. Property/Landscape Committee-

Les Boette did an inspection of the association's property.

Marc Levine has volunteered to be on this committee. He has been taking care of property maintenance. He has been working on the dock by replacing the lights along the dock walkway with a new design. It was mentioned he could look to see how bright they are and if they shine in on anyone's property windows. He will put up one more and solicit input on their performance.

He will be working on replacing some of the boards that if needed.

He will be trimming the limbs on palm trees at the dock walkway entrance.

He will be gradually taking care of the issues as needed.

The new signs have been installed.

The bushes that were replace near the front pond are doing well.

Patrick Orr said that there were some holes on the entrance sign that needed to be filled to keep moisture out of the internal part of the sign.

c. Social Committee –No report was given.

V. UNFINISHED BUSINESS:

a. M@L HOA Organization Chart- The chart has been updated with the names and spellings.

b. Declarations changes/amendments

The new amendments to the Declaration of Covenants have been filed with Nassau County Clerk of Courts and a copy was mailed to all M@L Homeowners in December 2025.

c. SJRWMD Complaints / Action Plan/ Status

96228 Windsor Dr

96246 Windsor Dr.

96282 Windsor Dr

96288 Windsor Dr.

96200 Ashford Court Bulkhead

Three of the addresses listed have worked on their property are in compliance with the SJWMD. The one homeowner left has sent his description of what he will do to be in compliance with SJWMD to them and they have approved his design. SJWMD will monitor the properties to see how they are coming along in the next few months. 96200 Ashford Ct has been asked to submit a new survey of his property showing the new bulkhead that has been built. They may have get a permit from SJWMD and Nassau County.

d. Annual Meeting: November 4, 2025 Draft Minutes

The board reviewed the draft minutes of the annual meeting, and they will be approved or corrected at the next annual meeting. There were no changes at this time.

VI. NEW BUSINESS:

a. BOD Objective for 2026

Proposed draft BOD objectives are: 1. Close monitoring of finances, 2. SJRWMD requirement communication, and 3. Approval of a set of house colors.

Regarding the SJRWMD the plan would be to educate homeowners and new homeowners that live on the waterfront with respect to their obligations to the SJWMD rules and regs along with the Nassau County rules and regs. It was noted that the Covenants do have a section that describes in detail what can and can not be done. Also it was suggested that long term objectives be developed.

b. IQ Fiber in M@L

There have been several inquiries about IQ fiber coming into the community. As of this date, no one has formally asked for IQ Fiber to be installed and Les Boette suggested that the community waits for a couple of years to see just how good IQ fiber is. If a homeowner wants to IQ Fiber, they need to formally contact the BOD. At this time, the association is not moving forward to have IQ fiber installed.

c. Approval of draft “Architectural Design Standards”. (new name for the ARC guidelines) see attachments “C”

1. The draft Architectural Design Standards will be reviewed at the next meeting.
 2. House colors interim approval plan using Young American and Richmond American Color Palettes, plus other already approved colors (see attachment “D”) houses already painted will be grandfathered in. If a homeowner is painting their home using the same colors, an ARC application does not have to be reviewed by the committee, but an application should be submitted for the record and GCAM can add to the ARC spreadsheet log.
 3. Individual request provisional approval by the ARC/final approval by the BOD. If someone submits an ARC application with other colors that are not on the list the ARC will review and make suggestions, but the BOD will have the final say for the aesthetics of the community.
- d. Appointments for an ad hoc committee to develop and list of approved colors will be appointed when needed.
- e. Dock Repair Proposal (leveling of the walkway) It had been discussed at the prior board meetings. Informal discussions indicated that dock companies did not want to do main dock repairs. MaryAnn Huffman made an inquiry for just the walkway leveling and received a quote. Marc Levine said he would contact some other companies and see if he could get 2 more estimates to level the walkway.

VII. OWNERS FORUM:

Homeowner asked about parking on Dublin Court and that some homeowners are parking in the cul de sac and also blocking the entrance.

It was suggested that the BOD make on-street parking management guidelines on of their 2026 objectives. .

VIII. NEXT MEETING DATE:

Next Board of Directors meetings for 2026:

April 16, 2026 July 16, 2026 Sept 10th draft budget Sept 24th Final budget

Nov 5, 2026 Annual Meeting and Budget

IX. ADJOURNMENT:

MaryAnn Huffman made a motion to adjourn the meeting. Lynne Pilkerton seconded the motion. Motion passes unanimously. The meeting adjourned at 8:01 pm.