

LAKERIDGE TOWNHOME CONDO HOA BOARD MEETING

MEETING MINUTES

JANUARY 16, 2021

HILTON HOTEL CONFERENCE ROOM

Attendance: Robert Orzabal, Waseem Srouji, Brad Corrier, Toni Myers, Allison Mullins

Prior to the first HOA board of directors meeting the homeowners elected Robert Orzabal, Waseem Srouji and Brad Corrier as the initial directors to serve on the board.

1. The meeting was called to order at approximately 11:00 AM immediately following the homeowners meeting to elect the HOA board of directors. The by-laws state that the board of directors shall determine which individuals shall serve which terms and who shall fill the designated roles of chairman, treasurer and secretary. The directors unanimously agreed to the following positions and terms:
 - Robert Orzabal – Chairman – 3 year term
 - Waseem Srouji – Treasurer – 2 year term
 - Brad Corrier – Secretary – 1 year term
2. Toni Myers and Allison Mullins with Beal Property Management discussed several items that need immediate attention:
 - Obtaining a separate laptop or PC on which to store the gate code data and software.
 - Removing non-functional security cameras and/or repairing/replacing those cameras as well as making sure all security cameras are functional.
 - Troubleshooting the issues associated with the movie theater Control 4 system.
 - It was decided to proceed with getting bids and having these items evaluated before the next meeting where decisions can be made on how to best proceed.
3. Toni Myers suggested that Waseem and Robert have their signature authority added to the HOA accounts at Prosperity Bank. All Board Members agreed that Waseem and Robert along with Beal Properties would be signors on the Operating Account and that Waseem and Robert alone would be on the Reserve account. She also indicated that Matthew Stewart with Lakeridge Development still has his name on some accounts and will work on getting it removed quickly and if necessary, have the HOA attorney send him a letter.
4. It was agreed that another meeting will be set quickly so that the Board and Beal Management can address an extensive list of items including (but not limited to) property maintenance, security, HOA finances, project insurance, use of the clubhouse and office space, etc.
5. The meeting was adjourned at approximately 11:30 AM.