

**The Village at Lake Pine II Board of Directors Meeting
June 24th, 2025**

**This is a Closed Meeting to discuss legal issues.
Per Florida Statute 720.303 (2) (a)**

Good and Welfare:

0 homeowners present.

Board meeting called to order at 7:00 PM by Cheryl Beale

Call to Order:

Cheryl Beale	Yes	☒	No	☐
Dan Garver	Yes	☒	No	☐
Melissa Olivera	Yes	☒	No	☐

Quorum Present: Yes ☒ No ☐

Minutes:

Review of minutes from 4/24/25 Board of Directors Meeting.

Motion to approve minutes made by: Cheryl Beale
Second by: Melissa Olivera

Minutes Approved: Yes ☒ No ☐

Financial Report:

Review of May 31st, 2025 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of \$5,988.25, a cash reserve of \$347,636.58 in account 1020 and \$305,428.41 in account 1037, with a total cash on hand of \$659,053.24.

Motion to approve Financial Report made by: Dan Garver
Second by: Cheryl Beale

Financial Report Approved: Yes ☒ No ☐

Old Business:

1 Tree trimming has been completed.

2 A preliminary quote for painting the buildings is being obtained by Dan Taylor.

New Business:

There was a conversation with Brian Albaum at Tucker & Lokeinsky in reference to XXX XXX. The homeowner has refused to comply after receiving notices from the HOA and letters from Tucker & Lokeinsky.

Brian provided two possible options for us to move forward with the case. We could move forward with mediation or we could first contact The Town of Davie Code Enforcement.

Dan Garver made the motion to have the association move forward with contacting Town of Davie Code Enforcement. (Melissa Olivera volunteered to contact Davie Code Enforcement.)

Motion to approve contacting Davie Code Enforcement made by: Dan Garver
Second by: Melissa Olivera

All in favor:

Cheryl Beale	Yes	<u>X</u>	No	_____
Dan Garver	Yes	<u>X</u>	No	_____
Melissa Olivera	Yes	<u>X</u>	No	_____

Motion passes: Yes X **No** _____

Board Updates/Additional Items:

Adjournment:

With no further business the Board of Directors Meeting adjourned at 7:45 PM

Next Board of Directors meeting set for 7/24/25.

Submitted by: Dan Garver, 6/25/25