

**The Village at Lake Pine II Board of Directors Meeting  
January 22<sup>nd</sup>, 2026**

**Good and Welfare:**

5 homeowners present.

**Board meeting called to order at 7:35 PM by Cheryl Beale**

**Call to Order:**

|                 |     |                                     |    |                          |
|-----------------|-----|-------------------------------------|----|--------------------------|
| Cheryl Beale    | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Dan Garver      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Melissa Olivera | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

**Quorum Present: Yes ☒ No ☐**

**Minutes:**

Review of minutes from 12/18/25 Board of Directors Annual Meeting/Organizational Meeting.

Motion to approve minutes made by: Cheryl Beale  
Second by: Dan Garver

Minutes Approved: Yes ☒ No ☐

**Financial Report:**

Review of December 31<sup>st</sup>, 2025 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of \$11,085.43, a cash reserve of \$347,696.78 in account 1020 and \$288,813.82 in account 1037, and \$200,000.00 in a CD in account 1049, with a total cash on hand of \$847,596.03.

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

Financial Report Approved: Yes ☒ No ☐

**Old Business:**

**New Business:**

Dan Taylor presented an estimate from a power wash company to pressure clean the mansard shingles on two buildings for \$3,000.00.

Cheryl Beale made the motion to approve cleaning the mansard shingles on one building for \$1,500.00 as a test for the quality of the work performed. The vendor must provide copies of insurance and business license in advance of acceptance of work.

Motion to clean mansards 1 building made by: Cheryl Beale  
Second by: Dan Garver

All in favor of cleaning mansards as stated:

|                 |     |                                     |    |                          |
|-----------------|-----|-------------------------------------|----|--------------------------|
| Cheryl Beale    | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Dan Garver      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Melissa Olivera | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

**Motion passes: Yes** ☒ **No** ☐

**Board Updates/Additional Items:**

Ann Kadlec, Unit #118, has requested to join the board.

Board Summary as of 1/22/26:

Cheryl Beale, President  
Dan Garver, Secretary/Treasurer  
Melissa Olivera, Board Member  
Ann Kadlec, Board Member

**Adjournment:**

**With no further business the Board of Directors Meeting adjourned at 7:55 PM**

Next Board of Directors meeting set for 2/26/26.

Submitted by: Dan Garver, 1/24/26

**The Village at Lake Pine II Board of Directors Meeting  
February 26<sup>th</sup>, 2026**

**Good and Welfare:**

4 homeowners present.

**Board meeting called to order at 7:09 PM by Cheryl Beale**

**Call to Order:**

|                 |     |                                     |    |                          |
|-----------------|-----|-------------------------------------|----|--------------------------|
| Cheryl Beale    | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Dan Garver      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Melissa Olivera | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Ann Kadlec      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

**Quorum Present: Yes ☒ No ☐**

**Minutes:**

Review of minutes from 1/22/26 Board of Directors Meeting.

Motion to approve minutes made by: Cheryl Beale

Second by: Dan Garver

Minutes Approved: Yes ☒ No ☐

**Financial Report:**

Review of January 31<sup>st</sup>, 2026 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of \$46,748.28, a cash reserve of \$347,707.21 in account 1020 and \$326,258.43 in account 1037, and \$200,000.00 in a CD in account 1049, with a total cash on hand of \$920,714.92.

Motion to approve Financial Report made by: Dan Garver

Second by: Cheryl Beale

Financial Report Approved: Yes ☒ No ☐

**Old Business:****New Business:**

There was an open discussion about cleaning the mansard shingles and the quotes that we have received for the cleaning. Cheryl Beale will contact Phase 1 to ask who they use for cleaning. We will continue to research our options.

At this time the project is on hold till we get further information on prices and services provided.

**Board Updates/Additional Items:****Adjournment:**

**With no further business the Board of Directors Meeting adjourned at 7:26 PM**

Next Board of Directors meeting set for 3/26/26.

Submitted by: Dan Garver, 3/1/26

**The Village at Lake Pine II**  
1325 SW 120<sup>th</sup> Way  
Davie, Florida 33325  
954-476-7677  
[www.vlp2hoa.com](http://www.vlp2hoa.com)

**The Village at Lake Pine II Board of Directors Meeting  
March 26<sup>th</sup>, 2026**

**Good and Welfare:**

9 homeowners present.

**Board meeting called to order at 7:33 PM by Cheryl Beale**

**Call to Order:**

|                 |     |                                     |    |                          |
|-----------------|-----|-------------------------------------|----|--------------------------|
| Cheryl Beale    | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Dan Garver      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Melissa Olivera | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Ann Kadlec      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

**Quorum Present: Yes ☒ No ☐**

**Minutes:**

Review of minutes from 2/26/26 Board of Directors Meeting.

Motion to approve minutes made by: Cheryl Beale  
Second by: Ann Kadlec

Minutes Approved: Yes ☒ No ☐

**Financial Report:**

Review of February 28<sup>th</sup>, 2026 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of \$3,6043.71, a cash reserve of \$347,718.88 in account 1020 and \$363,708.06 in account 1037, and \$200,000.00 in a CD in account 1049, with a total cash on hand of \$947,470.65.

Motion to approve Financial Report made by: Dan Garver  
Second by: Ann Kadlec

Financial Report Approved: Yes ☒ No ☐

**Old Business:**

**New Business:**

1. There was an open discussion about trellis covers and what modifications can be made to the trellis. All modifications to the trellis should have an architectural form filed with the HOA. Dan Taylor will be sending out an email to notify homeowners.
2. There was an open discussion about the landscaping lighting and security lights that homeowners have installed outside the patio fence. All lighting installed should have an architectural form filed with the HOA. Dan Taylor will be sending out an email to notify homeowners.

**Board Updates/Additional Items:**

**Adjournment:**

**With no further business the Board of Directors Meeting adjourned at 7:46 PM**

Next Board of Directors meeting set for 4/23/26.

Submitted by: Dan Garver, 3/27/26

**The Village at Lake Pine II**  
1325 SW 120<sup>th</sup> Way  
Davie, Florida 33325  
954-476-7677  
[www.vlp2hoa.com](http://www.vlp2hoa.com)

**The Village at Lake Pine II Board of Directors Meeting  
May 28<sup>th</sup>, 2026**

**Good and Welfare:**

2 homeowners present.

**Board meeting called to order at 7:12 PM by Cheryl Beale**

**Call to Order:**

|                 |     |                                     |    |                                     |
|-----------------|-----|-------------------------------------|----|-------------------------------------|
| Cheryl Beale    | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| Dan Garver      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| Melissa Olivera | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |
| Ann Kadlec      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |

**Quorum Present: Yes ☒ No ☐**

**Minutes:**

Review of minutes from 3/26/26 Board of Directors Meeting.

Motion to approve minutes made by: Cheryl Beale  
Second by: Dan Garver

Minutes Approved: Yes ☒ No ☐

**Financial Report:**

Review of April 30<sup>th</sup>, 2026 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of \$14,603.17, a cash reserve of \$347,742.51 in account 1020 and \$438,978.79 in account 1037, and \$200,000.00 in a CD in account 1049, with a total cash on hand of \$1,001,324.47.

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

Financial Report Approved: Yes ☒ No ☐

**Old Business:**

There was an open discussion about power washing the mansards and sidewalks. A quote was received from Brizuela Services. The HOA does not currently have the funds to do the cleaning this year but it will be added to the budget for next year and it should be scheduled for early in the spring.

**New Business:**

There was an open discussion about the quote that Dan Taylor received for the tree trimming. He will discuss with East Coast Facilities about when it can be done and a possible discount on the cost.

**Board Updates/Additional Items:****Adjournment:**

**With no further business the Board of Directors Meeting adjourned at 8:00 PM**

Next Board of Directors meeting set for 6/18/26.

Submitted by: Dan Garver, 05/29/26

**The Village at Lake Pine II**  
1325 SW 120<sup>th</sup> Way  
Davie, Florida 33325  
954-476-7677  
[www.vlp2hoa.com](http://www.vlp2hoa.com)

**The Village at Lake Pine II Board of Directors Meeting  
June 18<sup>th</sup>, 2026**

**Good and Welfare:**

0 homeowners present.

**Board meeting called to order at 7:01 PM by Cheryl Beale**

**Call to Order:**

|                 |     |                                     |    |                                     |
|-----------------|-----|-------------------------------------|----|-------------------------------------|
| Cheryl Beale    | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| Dan Garver      | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| Melissa Olivera | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/>            |
| Ann Kadlec      | Yes | <input type="checkbox"/>            | No | <input checked="" type="checkbox"/> |

**Quorum Present: Yes ☒ No ☐**

**Minutes:**

Review of minutes from 5/28/26 Board of Directors Meeting.

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

Minutes Approved: Yes ☒ No ☐

**Financial Report:**

Review of May 31<sup>st</sup>, 2026 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of \$33,820.88, a cash reserve of \$347,753.56 in account 1020 and \$381,716.82 in account 1037, and \$200,000.00 in a CD in account 1049, with a total cash on hand of \$963,291.26.

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

Financial Report Approved: Yes ☒ No ☐

**Old Business:**

**New Business:**

Tree trimming:

A quote for annual tree trimming from East Coast Facilities was presented by Dan Taylor.

Motion to approve the quote for tree trimming made by: Cheryl Beale  
Second by: Melissa Olivera

All in favor of tree trimming quote as Prepared:

|                 |     |          |    |       |
|-----------------|-----|----------|----|-------|
| Cheryl Beale    | Yes | <u>X</u> | No | _____ |
| Dan Garver      | Yes | <u>X</u> | No | _____ |
| Melissa Olivera | Yes | <u>X</u> | No | _____ |
| Ann Kadlec      | Yes | _____    | No | _____ |

**Motion passes: Yes** X **No** \_\_\_\_\_

**Board Updates/Additional Items:**

**Adjournment:**

**With no further business the Board of Directors Meeting adjourned at 7:06 PM**

Next Board of Directors meeting set for 7/23/26.

Submitted by: Dan Garver, 6/19/26