The Village at Lake Pine II Board of Directors Meeting
December 18th, 2025
Annual Meeting, 2025

Good and Welfare:
8 homeowners present

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

Call to Order:

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____ (Via Phone)

Quorum of board members Present: Yes __X__ No_____

Minutes:

The 2024 Annual Meeting did not have a quorum and therefore no Annual Meeting. The Organizational Meeting followed.

New Business:

Dan Taylor, Property Manager for The Village at Lake Pine II, HOA, tallied the proxies and the unit owners present to be a total of 12. Dan Taylor then announced that no quorum of homeowners was established for the 2025 Annual Meeting. Those present were thanked.

The Annual Meeting was adjourned by Cheryl Beale at 7:15 pm

Organizational Meeting for 2026 Board of Directors

Dan Taylor, Property Manager for The Village at Lake Pine II, HOA, then headed up the Organizational Meeting for 2026.

Board member positions are as follows:

Cheryl Beale was nominated by Dan Garver, seconded by Melissa Olivera to be President. Cheryl Beale accepted the nomination.

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____

Appointed: Yes __X__ No_____

There were no nominations to be Vice President.

Cheryl Beale	Yes_____	No_____
Dan Garver	Yes_____	No_____
Melissa Olivera	Yes_____	No_____
	Appointed: Yes _____	**No__X__**

Dan Garver was nominated by Cheryl Beale, seconded by Melissa Olivera to be Secretary.
Dan Garver accepted the nomination.

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
	Appointed: Yes __X__	**No_____**

Dan Garver was nominated by Cheryl Beale, seconded by Melissa Olivera to be Treasurer.
Dan Garver accepted the nomination.

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
	Appointed: Yes __X__	**No_____**

Board Updates/Additional Items:

Summary of Board of Directors for The Village at Lake Pine II HOA for 2026

President:	Cheryl Beale
Vice President:	Vacant
Secretary:	Dan Garver
Treasurer:	Dan Garver
Director:	Melissa Olivera

Adjournment:

With no further business the Organizational Meeting adjourned at 7:25 PM
Next Board of Directors Meeting set for 1/22/26.

Submitted by: Dan Garver, 12/20/25

The Village at Lake Pine II Board of Directors Meeting
January 22nd, 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___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____

Quorum Present: Yes __X__ 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 __X___ No _____

Financial Report:

Review of December 31st, 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 __X___ 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___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____

Motion passes: Yes__X__ 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 26th, 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___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
Ann Kadlec	Yes___X____	No_____

Quorum Present: Yes __X__ 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 __X___ No _____

Financial Report:

Review of January 31st, 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 __X___ 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 Board of Directors Meeting
March 26th, 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___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
Ann Kadlec	Yes___X____	No_____

Quorum Present: Yes __X__ 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 __X___ No _____

Financial Report:

Review of February 28th, 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 __X___ 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 Board of Directors Meeting
May 28th, 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___X____ No_____
Dan Garver	Yes___X____ No_____
Melissa Olivera	Yes_____ No___X___
Ann Kadlec	Yes___X____ No_____

Quorum Present: Yes __X__ 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 __X___ No _____

Financial Report:

Review of April 30th, 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 __X___ 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 Board of Directors Meeting
June 18th, 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___X____	No_____ (Attending on Phone)
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
Ann Kadlec	Yes_____	No___X____

Quorum Present: Yes __X__ 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 __X___ No _____

Financial Report:

Review of May 31st, 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 __X___ No _____

Old Business:

New Business:

Tree trimming:

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

Proposal: PS-012967-2
Total: $17,239.80

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___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	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

The Village at Lake Pine II Board of Directors Meeting
August 27th, 2026

Good and Welfare:

1 homeowners present.

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

Call to Order:

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
Ann Kadlec	Yes_____	No___X___

Quorum Present: Yes __X__ No_____

Minutes:

Review of minutes from 6/18/26 Board of Directors Meeting.

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

Minutes Approved: Yes __X___ No _____

Financial Report:

Review of July, 2026 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of $39,462.96, a cash reserve of $347,777.57 in account 1020 and $457,068.28 in account 1037, and $202,004.45 in a CD in account 1049, with a total cash on hand of $1,046,313.26.

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

Financial Report Approved: Yes __X___ No _____

Old Business:

New Business:

1 There was a discussion about replacing the lounge chairs at the pool.

Motion to approve the purchase of 24 new chairs, ivory color at a cost not to exceed $350.00 each, plus tax and delivery with a delivery in February.
Made by Cheryl Beale
Second by Dan Garver

All in favor of new pool lounge chairs per specs:

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
Ann Kadlec	Yes_____	No_____

Motion passes: Yes__X__ No_____

2 There was a discussion about updating the fob system at the pool and tennis courts. The existing system is outdated and is having numerous problems.

Dan Taylor will get a quote from Worthington Security to update the system.

Board Updates/Additional Items:

Budget Workshop Meeting date: September 24th
Budget Meeting date: October 22nd
Annual Meeting date: December 17th

Adjournment:

With no further business the Board of Directors Meeting adjourned at 8:22 PM

Next Board of Directors meeting set for 9/24/26.

Submitted by: Dan Garver, 8/30/26

The Village at Lake Pine II Board of Directors Meeting
September 24th, 2026

Budget Workshop Meeting

Good and Welfare:

3 homeowners present.

Board meeting called to order at 7:05 PM by Cheryl Beale

Call to Order:

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
Ann Kadlec	Yes___X____	No_____

Quorum Present: Yes __X__ No_____

Minutes:

Review of minutes from 8/27/26 Board of Directors Meeting.

Motion to approve minutes made by: Ann Kadlec
Second by: Dan Garver

Minutes Approved: Yes __X___ No _____

Financial Report:

Review of August 31st, 2026 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of $54,155.50, a cash reserve of $347,789.39 in account 1020 and $494,878.07 in account 1037, and $202,004.45 in a CD in account 1049, with a total cash on hand of $1,098,827.41.

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

Financial Report Approved: Yes __X___ No _____

Old Business:

A proposal from Worthington Security for the installation of a new access control system for the swimming pool and the tennis courts was presented by Dan Taylor.

The quote was reviewed by the board.

A motion to accept the proposal was made by: Cheryl Beale
Second by: Dan Garver

All in favor of Worthington Security proposal as Prepared:

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
Ann Kadlec	Yes___X____	No_____

Motion passes: Yes__X__ No_____

New Business:

The proposed budget for 2027 was presented by Dan Taylor.

It was discussed by the board and several changes were suggested. Dan Taylor will make the changes and then it will be presented at the October Budget Meeting for a vote from the board.

Board Updates/Additional Items:

Adjournment:

With no further business the Board of Directors Meeting adjourned at 8:30 PM

Next Board of Directors meeting set for 10/22/26.

Submitted by: Dan Garver, 9/28/26

The Village at Lake Pine II Board of Directors Meeting
October 22nd, 2026

Annual Budget Meeting

Good and Welfare:

1 homeowner present.

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

Call to Order:

Cheryl Beale	Yes___X____	No_____
Dan Garver	Yes___X____	No_____
Melissa Olivera	Yes___X____	No_____
Ann Kadlec	Yes___X____	No_____

Quorum Present: Yes __X__ No_____

Minutes:

Review of minutes from 9/24/26 Board of Directors Meeting.

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

Minutes Approved: Yes __X___ No _____

Financial Report:

Review of September 30th, 2026 Financial Statement given by Dan Garver. I have reviewed the financial statement and there is an operating cash balance of $51,672.34, a cash reserve of $347,800.82 in account 1020 and $532,724.21 in account 1037, and $202,004.45 in a CD in account 1049, with a total cash on hand of $1,134,201.82.

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

Financial Report Approved: Yes __X___ No _____

Old Business:

New Business:

Annual Budget Meeting

Proof of Meeting provided by Dan Taylor

The proposed budget for 2027 was reviewed by the board

Motion to approve the proposed 2027 Budget made by: Dan Garver
Second by: Ann Kadlec

All in favor of the Proposed 2027 Budget as Prepared:

Cheryl Beale	Yes___X____ No_____
Dan Garver	Yes___X____ No_____
Melissa Olivera	Yes_____ No___X____
Ann Kadlec	Yes___X____ No_____

Motion passes: Yes__X__ No_____

Board Updates/Additional Items:

Adjournment:

With no further business the Board of Directors Meeting adjourned at 7:15 PM

Submitted by: Dan Garver, 10/24/26