

**SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM
ASSOCIATION, INC.**

Meeting Minutes
November 10, 2015

Meeting called to order by Irene LeVangie at 6:35 pm at Rosemary's Café.

Open forum: None

Attending: Irene LeVangie, Ray Garcia, Helen Leach, Steve Behm, Marty Vesterby. Quorum was reached.

Marty Vesterby made a motion to accept the agenda omitting "New Business" – Review of Precision Management contract. Motion seconded by Steve Behm. Motion carried unanimous.

Helen Leach made a motion to accept the October 13, 2015 meeting minutes as written, supplied by management on November 8, 2015. Irene LeVangie seconded the motion. Motion carried unanimous.

Irene LeVangie made motion to accept financials as of November 3, 2015 by management. Seconded by Helen Leach. Four yes votes, one abstained.

OLD BUSINESS

Irene LeVangie made a motion to not submit changes to the association's rules, parking, marijuana, etc. Second by Helen Leach. Vote was unanimous.

5734 W. Atlantic Place, attorney letter discussed, action of resident discussed. No vote required.

Amending assessment calculation and vote: Tabled.

Website addition: Tabled

Audit review 2014: Tabled

2015 audit proposal: Tabled

NEW BUSINESS

The Board rejected Mr. Krier's (5720 W. Atlantic Place) unsolicited settlement proposal and the check sent as part of that settlement, will be returned to Mr. Krier. The matter will remain with the attorney, HindmanSanchez, for unresolved covenant violations and collections of outstanding account balance. Fines, fees and interest will continue to accrue until the matter is resolved.

After seeking advise from the Association's attorney on multiple unapproved renovations to the unit at 5734 W. Atlantic Place, owned by Mr. Le, the Board will enforce covenant violations and the matter has been turned over to HindmanSanchez for resolution. HindmanSanchez has sent a demand letter to Mr. Le outlining steps to resolve the issues. Mr. Le must reply to the letter by 12/8/15.

Proposed 2016 budget: Tabled for rewrite of categories.

Design review: Mr. VanZweden, 5866 W. Asbury Place. Lease request will be approved pending submission of all necessary required forms.

Next meeting location: The Links, December 8, 2015 at 6:30 pm

Meeting adjourned: 7:40 pm

Final