Date: APRIL 11, 2025 at 4:00 pm

Place: 38 LBV, home of Sylvia and Bill Imhoff

Agenda:

1. Call to Order
2. Owner Comments (Limit 5 minutes per comment)
3. Review and Approve March 2025 meeting minutes.
4. Committee Reports
	1. Financial
	2. Architectural
	3. Phase 2/Marea newly developing neighborhood across Lake from LBV
		* 1. ENTRANCE Design
			2. Marea’s request to change their boat docks
			3. Replace signage in “lake” between LBV and Marea for safety and preservation of bulkheads: No Wake, Trolling Motor only, etc .
	4. LBV Lake/Marina - Supplement Lake and Marina Rules needed to protect the channel and maintain views for all owners. See LBV’s Committee’s written report submitted February 2025 meeting.
5. Current Business
	1. General Maintenance
		1. Landscape Maintenance
		2. Gate
		3. Sprinklers
		4. Electrical
6. New Business
	1. Dead trash plants in wetlands in common areas of neighborhood

Fire hazard, ugly dead landscape in wetlands driving thru LBV

Info from Army Core of Engineers – Sylvia’s discussion with Army COE

1. Old Business
	1. Upcoming 2nd Mediation before Arbitration regarding Tidholms, #41 LBV
	2. Monies paid for Attorney regarding Tidholm legal matter
	3. Report from Bob Opem

Getting lot owners that Bob Opem sent letter to that are located on incoming canal (from right of LBV marina to corner home 38 LBV) regarding necessity to repair their bulkheads now to avoid potential serious expensive damage to the entire LBV bulkhead system.

* 1. Accountant Creedmore’s nonpayment for x3 months of LBV expenses to Sylvia Imhoff - monthly charges from Elika (LBV gate) and Homestead (LBV website).
1. Executive Session
	1. The directors may recess into Executive Session to discuss items such as:

Homeowners’ Deed Restriction Violations

1. Reconvene in Open Meeting to Consider and Act on Findings in Executive Session
2. Confirm Next Meeting
3. Adjourn

Please contact the LBV Board for further information: Sylvia Imhoff (Simhoff@Imhofflaw.com)