Date: May 9, 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 April 2025 meeting minutes.
4. Committee Reports
   1. Financial
   2. Architectural

* Jody Rusnak’s request to build boat dock
  1. Phase 2/Marea newly developing neighborhood across Lake from LBV
* ENTRANCE Design: new sign, new plant landscape paid by Marea
* Marea’s request to change their boat docks
* Replace signage in “lake” between LBV and Marea for safety and preservation of bulkheads:

1. No Wake
2. Trolling Motor only
3. Shallow water/stay in Channel
4. Protected Grass Lands/keep off
5. No Trespassing (land signs).
   1. LBV Lake/Marina - Supplement Lake and Marina Rules needed to protect the channel and maintain views for all owners. See Sylvia’s 3rd revised LBV’s Committee’s written report with changes again from April LBV Board meeting.
6. Current Business
   1. General Maintenance
      1. Landscape Maintenance
      2. Gate
      3. Sprinklers off – Stage 3 water restrictions, No irrigation
      4. Electrical
      5. Lot Mowing letters to owners for yearly fees
7. New Business
   1. City by the Sea PALM TREES along LBV fence that need trimming and dead removed
   2. Dead trees, limbs and trash plants in wetlands in common areas of neighborhood:

* Fire hazard per Fire Department.
* Army Core of Engineers said we should clean up, except do not bulldoze or build a building, on wetlands that are on LBV privately owned property.

1. Old Business
   1. Upcoming 2nd Mediation before Arbitration regarding Tidholms’ lawsuit against LBV-HOA. (Tidholms #41 LBV). Start of depositions.
   2. LBV-HOA monies paid for Attorney regarding Tidholm legal matter
   3. Report from Bob Opem

X5 lots on lake that need bulkheads repair now to avoid potential serious expensive damage to the entire LBV bulkhead system.

1. Executive Session
   1. The directors may recess into Executive Session, including homeowner violations
2. Reconvene in Open Meeting to Consider and Act on Findings in Executive Session
3. Confirm Next Meeting
4. Adjourn

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

Respectfully Submitted

Sylvia Imhoff