Date: June 13, 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 May 2025 meeting minutes.
4. Committee Reports
   1. Financial: CDs’ established.
   2. Architectural
   3. Phase 2/Marea newly developing neighborhood across Lake from LBV

* ENTRANCE Design: new sign, new plant landscape paid by Marea
* 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, are complete.
6. Current Business
   1. General Maintenance
      1. Landscape Maintenance
      2. Gate - research new mechanical opening/closing operating equipment
      3. Sprinklers off – Stage 3 water restrictions, No irrigation of common areas
      4. Electrical
      5. Lot Mowing letters to owners for yearly fees
7. New Business
   1. Dead trees, limbs and trash plants in drainage areas in common areas of neighborhood:

* Fire hazard per Fire Department.
* Army Core of Engineers said we should clean up, do what we want, these are not designated wetlands on LBV privately owned property.

1. Old Business
   1. LAWSUIT: (#41 La Buena Vida Drive) Mary and David Tidholm’s Lawsuit filed against LBV HOA:

Depositions taken, results of 2nd Mediation, and amount of attorney fees paid for LBV Attorney fees (paid out of LBV assessment yearly dues).

* 1. Report from Bob Opem

Palm Trees within City by the Sea that have overgrown DEAD palm leaves for too many years of not trimming, and visable by LBV owners: John Dean (owner of property of all but one palm), and Scott Henneke (President of Condos)

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