

**LAKE NONA ESTATE COMMUNITY ASSOCIATION
ANNUAL MEETING
Weds, December 2nd, 2020
MEETING MINUTES**

The annual meeting of the residents and Board of Directors of the Lake Nona Estate Community Association was held on Weds, 12/2/20. The meeting was called to order at 5:33 p.m. at the Lake Nona Golf and Country Club. The purpose of the meeting was to discuss old and new business relating to the Community Association, and 2021 Budget.

PRESENT: Lake Nona Estate Community Association President Michael Clary
Community Association Manager Jess Lyons
Head of Security Chief Michael Kiernan
Real Estate Broker Cathy Williams
Lake Nona Golf and Country Club GM Wayne Sheffield
City of Orlando Commissioner Jim Gray

HOMEOWNERS: Attendance sheet saved on record. A quorum was confirmed with in person and zoom attendees.
The Notice of the Meeting was posted via e-mail at least 14 days in advance.

Michael Clary opened meeting with introduction at 5:33pm.

1. Commissioner Jim Gray-City of Orlando Update

- Introduced Officer Malave, who gave the group safety tips for the holidays.
- Narcoossee expansion will be starting soon with 4 lanes 6 lanes.
- Residents expressed concerns in regards to road work, tree relocation, noise and time of day that lanes would be limited.
- Commissioner informed the group of approx. 2-3 years of work ahead.
- New community center/police substation planned for end of Dowden Road. Possibility for library, but no funds at this time available from county.

2. President Michael Clary- Election and 2021 Budget Update

- Tavistock will use the 120-day grace period to complete the turnover, however the bylaws have been amended to allow an election to have the new Board already involved. Desire of a smooth transition.
- All residents are encouraged to contact the candidates. Information sheet and contact information was sent out to residents in October.

- 2021 Budget was proposed and current Board held a workshop with candidates to involve and discuss.
- All areas of the budget, as well as vendors, administration, security, landscaping, etc. are open to review and change. Tavistock might place a few under short term contract, for continuity at turnover.
- Increases suggested were mainly from the deficit due to new back gate.
- Residents asked questions regarding reserve budget, and history.
- The current Board is recommending a small special assessment to repay money spent from reserve budget to construct the 800 ft of wall (that brought it from road to gatehouse).
- Much discussion on the reserve budget and it has been reiterated that the new Board will decide what is best as soon as they take office. The remainder of fiscal year 2021 could potentially change with what they determine.

4. Jess Lyons-Community Association Manager Update

- Thank you to Michael Clary for stepping into a tough spot. He has been invaluable at this time.
- Many projects were accomplished in 2020. The wall, 300k in road work, the drainage repair, and many other small items.
- Reminders to the group about on street parking, speeding and stop signs, and please call your utility provider when you have a utility issue.

5. Cathy Williams- Lake Nona Realty Update

- Lake Nona Realty had a record-breaking 2020. 27 home sales with 47 million in sales.
- Virtual visits were key with many people from many states not traveling.
- This team vs outside teams sell property for roughly \$53/square ft more.
- Very low inventory currently.
- Resident questions about stalled project. Real estate and HOA are aware, and we have legal advising us on ways to move stalled projects along.

6. Michael Kiernan-Chief of Lake Nona Security Update

- Lake Nona Security is 100% dedicated to the residents and the Club.
- Better procedures in place moving forward-for example a manager on every shift.
- New initiatives with garage door notification, cameras inside the gatehouse, added structure and personnel, etc.
- Parcel 10 gates should be working much better with new gate company TEM.
- Residents questioned Isleworth and their laser perimeter security. Response is that the new Board can absolutely look into these things, but the price and the man power is very high.
- The gate had much lightning damage, and systems are being replaced and preventative measures are being looked at.
- Barcodes are available for residents to purchase for a nanny, gardener, etc.

7. Wayne Sheffield-President of Isleworth

- Introduction of new GM of LNGCC (Dan Mehrin), and new Clubhouse manager (Tammy Corday).

Michael Clary concluded the meeting at 7pm.

