

Grandin Lake Shores Association

September 8th 2025

MINUTES

Date: 9/08/2025

Time: 7pm

Board members in attendance

Troy Weaver, Karen McCarthy, Glenda Woodard, Scott Duever, Theresa Wilson and Carole Doswell

Approval of Minutes

The minutes were read, and the motion was made to accept by Karen and seconded by Scott. Motion carried unanimously.

Treasury Report

The treasurer's report was read and the motion to accept was made by Karen and seconded by Glenda. Motion carried unanimously.

Executive Committee

Nothing to report

Custodial/ Maintenance

There have been no volunteers to work on the display board display board that was purchased for the swim area. A quote has been obtained from Trent Frame to build and install it for \$175.00 Scott made motion to accept quote and Carol seconded. Motion carried unanimously.

Hall Use

Newest rentals- August 19th Sabrina Thomas, Oct 11th Dee Dee, Oct 12th Louise Webber, Nov 1st Nichole Chauncey, Nov 15th Glenda Woodard, Nov 27th Troy Weaver

Neighborhood Watch

Not a whole lot going on lately. There was a question about a new garage or shed going up. Not sure if permitted or not. Scott will investigate.

Welcoming committee

Nothing to report

Yard of the month

854 Lake Shore Terr Jack Webb

Activities and Events

Coffee club still going well and even had a new person join the club this past week.

Governing Documents

Found a site for the 4-hour continuing education – Director pay for course up front, then Association will reimburse. Update Troy upon course completion for reimbursement

Unfinished Business

- Boat ramp issue- Waiver has been received back within the 30-day allotted time frame signed by both property owners. Board members need to see Jennifer at Gullet Title to sign our half of the liability waiver agreement (after Tuesday).
- 2025 property taxes- Appointment has been scheduled with Clay Davis for Monday 9/15/25. Board members all welcome to attend. Board needs to consider contingencies. Special

assessment could be levied by a majority vote of the board. Options are an amount to partially offset the tax increase or cover it in full. Note- a special mailing would be required to give the owners 14-day advance notice that the board would be voting on a special assessment. Last year's tax liability was \$313.20 as opposed to the \$5269.58 proposed for 2025.

- Boat ramp tree removal- Very large tree removed to the right of ramp gate with no knowledge or approval from GLS board of directors. Troy has located the contractor that removed the tree. He has agreed to grind down the stump.

New Business

- Lien process- The state requires notifications to be sent via certified mail. The all-mailing fees, late fees, processing fees and any additional cost incurred by GLS for said liens, will be the responsibility of the property owner. The cost of mailing notices (33) is aprox \$400. Scott made a motion to proceed with mailing out notices. Karen seconded and motion carried unanimously.

Input from members

New member asked how to join FB page and stated she had requested permission to join but still has not been accepted. Troy explained that it does take time since he must check with county to verify lot ownership before he approves the request. She also requested code to locks at boat ramp. Members also asked about what could be done about clearwater lake as it is becoming impassable. Troy explained the HOA does not manage the lakes. FWC regulates those. Tim Ellis has been in contact with a person from FWC that members can reach out to if they would like. Leila Agoora office number is 386 754 1664.

Next Meeting October 6th 2025