

Grandin Lake Shores Association

April 2025 MINUTES

Date: 04/07/2024

Time: 7pm

Board members in attendance

Troy Weaver, Karen McCarthy, Glenda Woodard, Theresa Wilson, Nichole Chauncey, Carol Doswell, Scott Duever and Tim Ellis

Approval of Minutes

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

Treasury Report

Treasurer report was read and motion to accept made by Karen, seconded by Glenda. Motion carried unanimously.

Executive Committee

Nothing to report

Custodial/ Maintenance

Trent gave a quote of \$750.00 to pressure wash, replace damaged fascia boards and paint clubhouse. HOA will purchase and supply paint. Trent will provide supplies for fascia repairs. Glenda made a motion to accept quote, Karen seconded and motion carried unanimously. Paint cost estimated to be between \$300-\$400. Ads for lawn care bids should start to run in paper from 4/2 and go thru 4/9.

Hall Use

Rentals- May 10th Troy Weaver. June 1st Nichole Chauncey. June 7th Marge Ford. July 19th Carrie Halfaker. November 1st Nichole Chauncey.

Neighborhood Watch

Since the gate at boat ramp is still being left open, Troy will put lock on it. Scott brought the magnetic signs for vehicles for neighborhood watch for those who would like to use them. Clearwater lake seems to be clearing up.

Welcoming committee

Lou Ann and Judia Cossich at 852 Lake shore Terr as well as Tim Ellis at 838 Lake Shore Terr

Yard of the month

Karen McCarthy at 102 Pine st

Activities and Events

The annual meeting / luncheon had a nice turn out, 25 – 30 people showed up. The Coffee club is still going well and even had a few new people show up at recent ones.

Governing Documents

Meeting scheduled for April 18th to review lien processes as well as some of the new laws that have gone into effect. All are welcome to come as this is an open committee meeting.

Unfinished Business

- Lot 408 (small lot) - We have officially closed, and checks are in bank. Explanation on deposit VS sale price of 17k. Difference was attributed to closing cost.
- Boat ramp driveway issue- Troy still needs to send certified letter to Bruno.

New Business

- Lots 7 and 8 – Board needs to vote on changing the language recorded on Book 86 page 122 at the county. Surveyor saw this when he pulled the deed and the change is needed for the new owner to be able to fill “canal”.

(1) Members in good standing of Grandin Lake Shores Association Inc a non-profit corporation and grantee herein, shall have the right of use and enjoyment of a canal running in southerly direction over and across 7 and 8 ; and (2) grantee shall at all times, maintain and keep said canal in proper manner free and clear of all obstructions which would or might hinder the free use and enjoyment of same by its members for bathing or boating purposes.

Theresa made a motion to remove the above paragraphs from the Putnam County FL official record Book 86 page 122 and give up any and all rights to the canal between lots 7 and 8 to current owner of lots 7 and 8 as well as any future owners. Karen was the second and the motion carried unanimously.

- New property rental at 828 Lake shore terr, Scott Rantham applied to become association member. (owner Donald Brine) Karen made motion to accept application for membership. Nichole seconded, motion carried unanimously.
- End of year financials were reviewed on March 2nd with members, Mike Walker, Kris Hillard and Mary Lou Pickles. Some classifications were corrected, but all and all everything looked good. Books balanced! There were a couple of suggestions made by members, but upon further review, it was found that these things were already being done.
- Troy asked the new directors to please sign up for the HOA course. (It is required every four years) Scott made a motion for Association to cover cost of course. Glenda seconded. Motion carried unanimously. Helen can get it set up / sent out to make it easier to sign up and complete.

Input from members

Glenda asked about a Jeep was that seen at the boat ramp and wondered if it belongs to a member or not. Tim mentioned he thinks running the boats around the lake is helping reduce the spadderdock.

Motion to adjourn

Karen made motion, Scott seconded.

Next Meeting May 5th, 2025