

Lemon Bayview Villas

Board Meeting Minutes

October 6, 2026

Bernard Doogue's Lemon Bayview Villas Zoom Board Meeting

Tue, Oct 6, 2026

Attendance: Robert Keiser, Rick Goodwin, Larry Malmquist, Chris Tsolinas and Bernard Doogue

1. Call to Order and Establishment of Quorum

President Larry welcomed all attendees, and meeting was called to order at 1:10 pm with a quorum of the Board present.

2. Approval of Minutes of August 31, 2026 meeting

The Board approves the minutes.

3. Review of Financials - August 31, 2026

Larry & Rick agreed to wait until September Financials were available to review Budget vs Actual performance for full quarter.

4. Sod Recommendation and Decision Rationale

The board presented its recommendation to use Dalton and Dalton, with Floratam across most areas and Bahia near the bay, and also to use Dalton for monthly maintenance.

5. Irrigation, Maintenance, and Contractor Concerns

Bob described the irrigation infrastructure and Dalton's proposal to rebuild from the existing pipe, as well as Dalton's approach to documenting mower damage and its six-month sod guarantee when providing maintenance.

6. Dock Water Availability

Rick clarified that a shoreline spigot is already in place and that any extension would likely be handled separately from the irrigation work.

7. Patio and Grill Area Proposal

Chris proposed and the group considered a small seating area near the water that could also provide a designated location for grills. The concept remained at the idea stage, with pavers and gravel or shells discussed as possible lower-cost options.

Chris will research whether removal of the two Australian Pines might be funded by Charlotte County.

Bernard will send the group the information he found about County rules and the removal of Australian Pines.

8. Bay Area Plan and Sod Decision

Robert raised the possibility of a concrete pad. Robert recommended holding off on sod in the bay area, getting Dalton's input and pricing, and seeking owner views on the patio before deciding what to install.

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9. Proxy Vote and Vendor Selection

Bernard Doogue explained that the Cooks' proxy named a board member as proxy. The group agreed the president could cast the vote for Dalton, bringing the total to six, in favor of Dalton's proposal.

10. Patio Planning, Trees, and Landscaping Priorities

Bob proposed coordinating with Hudson and asking Dalton to hold the back-area sod work; the group also discussed committee priorities and potential project funding.

11. Vendor Notification

Larry will finalize contract details with Dalton and once his contract is signed then Bernard will give Phillips Landscaping 30-days' notice of termination of their contract.

12. Sod Assessment and Board Approval

After noting the estimated cost and the need for a contingency cushion, the board approved a combined motion for Dalton to install the sod and for each unit to be billed \$4,000. The \$4,000 will be due by November 15th and an invoice will be sent to all Owners.

13. Owner Notification of \$4,000.00 Special Assessment

Larry agreed to send an advance notice and to all Owners and to ask Dalton about payment terms, while the group considered using available funds to cover an initial payment.

14. Maintenance Timing and Interim Grass Cutting

The group clarified that Dalton's maintenance would not begin until after the new sod was installed. Bernard agreed to check with Phillips about whether to cut the existing grass once before the sod work.

15. Fertilization Scope and Meeting Close

Rick asked whether fertilization was included in the \$1,800 monthly maintenance charge; the participants reviewed the available contract information but did not confirm the scope. Larry agreed to verify the charge with Dalton, and Rick offered to send the relevant exhibit before the meeting was closed.

16. Adjourned:

The meeting adjourned at 2:30pm.