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July 12, 2025 LST Quarterly Association Meeting Minutes

LST Board Members:
Steve Bungo – President (term expires Oct 2027) Unit 92
Patrick Daugherty – Vice President (term expires October 2025) Unit 13
Patti Battista - Treasurer (term expires Oct. 2025) Unit 68
Steve Duckro - Secretary (term expires Oct. 2026) Unit 32
Marc Taylor – Director (term expires Oct. 2025) Unit 107

- **All Board Members present**

Present:

UNIT#	NAME	UNIT#	NAME
92	Steve & Karen Bungo	68	Patti Battista
59	Kay Southall	135	Charles Waldman
55	Lewis Roger	7 / 28	Bob & Sue Weaver
32	Steve Duckro	45	Steve Harding
74	Lynn Martin	76	Vicki Kerns
27	Norm & Laura Christ	63	Teresa Pearson
57	Sharon Mowery	19	Russ Wells / Carol Krzizike
108	Gary & Claudia Redding	15	Steve Walter
107	Marc & Heidi Taylor	41/42	Bruce Jodarski
25	Ron Linton	17/23/26	Gary Revelle
65	Diane Cook	08	Jeff Neeley
16	Robin & Lynn Neumann	09	Larry & Claudia Wares
132	Allan & Teryl Lundeen	90	Will Setlack
91	Pat Schroff	88	Molly MacPherson

Call-ins

40	Joan Warren	100/140	John Brann
25	Deb Linton	13	Pat Daugherty
38	Dale Ruhl & Bonnie Geiger		

42 in attendance at the meeting representing 37 Units (26% of 142 total units)

I. **The meeting was called to order by President Steve Bungo at 10:00 AM at the LST Main Gazebo.**

II. **Hospitality Chair Kay Southall** reported:

a. Wine Wednesday 4:00-6:00 PM continues at the Main Gazebo weather permitting.
b. Wine Wednesday Luncheons mark their 34th meeting, continuing at local restaurants on the first ~~Wednesday~~ Thursday of the month: 4:00 PM, Aug 7, Sandbaggers located at 31 Confederate Road (just off Peavine across from Leisure Kraft). ***Please note the change of date and time.***

III. **Treasurer's Report** by Patti Battista

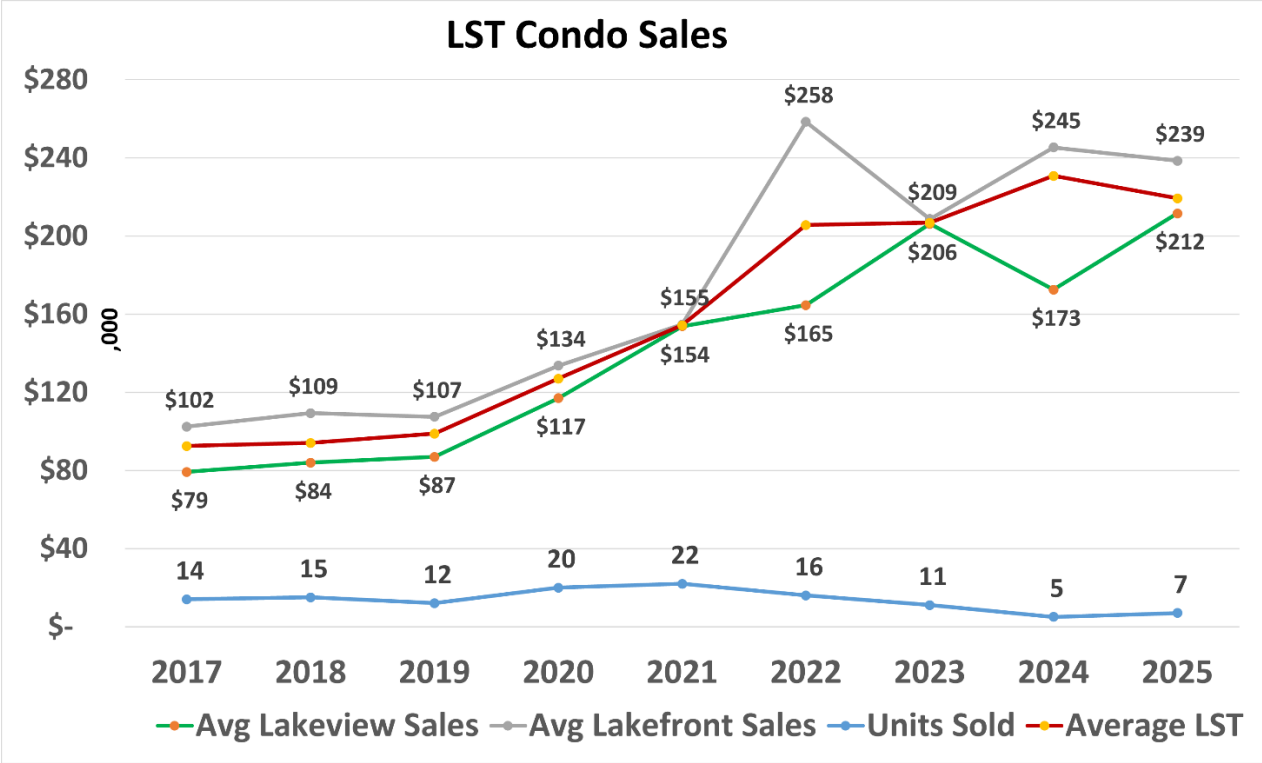
Highlights from the attached financial report. Overall, our financials look good.

a. June 30 checking account balance is $148,394. The large balance was a result of a CD that matured and was deposited at the end of the month.
b. We have over $299K in total reserves.
    i. The existing $135K CD has matured and was renewed at Regions Bank at a 4% rate.
    ii. A MOTION was made and approved by all present to authorize a $120,000 CD from checking to continue reserve development.
c. Operating revenues exceed expenses as of June 30 $13,466.
d. Unpaid Maintenance fees were $7,214 as of June 30.
e. Water usage is $20,340 compared to YTD budget of $21,000.
    i. We need our owners to be aware of water loss, especially if you see standing water outside, dripping faucets or running toilets.
f. Maintenance payroll $32,003 versus YTD budget $42,500.
g. Insurance premiums are $18,022 vs YTD budget of $20,000.
h. Reminder – HOA fees due on the first of the month, but no later than the 10th.
    i. $25 late fee will be assessed after the 10th.
    ii. $50 late fee assessed monthly after 3 months past due.
    iii. $100 late fee assessed monthly after 6 months past due.

IV. **Maintenance Report** by Steve Bungo

a. Don Barnes has been hired part-time to help with the landscaping, along with Tim Revis full-time and Frank Patton part-time.
b. Garbage bin walls for Building 9 (units 75-84) will start later this summer.
c. Privacy walls replacement / repairs remain a priority but have been deferred for grass cutting.
d. The Gator pays off in September; we may look at updating our mowing equipment.
e. Gutter repairs have finally died down after extensive upgrades this spring.

V. **Real Estate Report** by Patti Batista / Steve Duckro



2025 Sales	Lakefront	Lakeview	Townhouse	Villa	Garden
Qty	2	5	5	-	2
Average	$ 238,500	$ 211,600	$ 209,600		$ 243,500

V. **Water consumption – Steve B**

- Three early-morning water outages were conducted: May 1, June 24, and July 11. All but one of the leaks has been corrected. **The remaining water leak in the island between units 73 & 74 will be repaired this coming week**. No main header leaks have been detected – all leaks have been at the branch lines servicing individual units. We monitor leakage rate daily and respond quickly – a 7-gpm leakage rate will cost each and every individual owner $20 / month.

VI. **Lake Committee Report** by Steve Duckro

- The lakes (especially Lake Catherine) are very clean, which is great for swimming, but not so great for fishing. The bass in general in Fairfield Glade are stunted in growth. The catch and release program sounds good except now there are too many bass and not enough food fish for the bass to feed on. The Bass Club is addressing this with additional structures and harvesting undersized bass.
- The Bass Club is requesting that dock owners permit them to dump concrete block under their docks to provide structure and hiding spaces for prey fish such as bluegills, minnows, and shiners. Please contact the board if you are willing.
- **Please make sure your boat stickers are current for 2025.**

X. **President's Comments by** Steve Bungo

- Aged receivables continue to be an issue for several owners.
- We discourage bird feeders (except for hummingbird feeders). The rodent population has increased to the point that we have rats which we are trying to trap and remove.
- Handrails are planned for the post box stations in front of building 8 (units 61-74) and beside building 14 (units 129-142).
- Many, many thanks to Russ Wells and Carol Krzizike for their leadership, time, and efforts for beautifying the grounds. We encourage all owners to keep their portion of the LST (the area 15' behind the foundation) in orderly fashion. If you see a weed, please feel free to pull it.
- Gary Redding has been our website master for many years and has passed the reins over to Pat Daugherty, our current VP. Many thanks to Gary for all his time and effort over the years. Some beautiful photos and videos can be found at www.lakeshoreterrace.org, including the solar eclipse of August 21, 2017.
- **The notice that Wyndham is pulling out of Fairfield Glade surprised all of us. Hopefully, we will get clarity in the coming weeks.**

XI. Questions and comments:

Unit 8: Requested that entry sidewalk patch repair be replaced properly. Requested that new trees be planted to replace dying trees or those that have been removed altogether.

Maintenance will replace the patched sidewalk section.

"The best time to plant a tree is 20 years ago. The next best time is now. " (Chinese proverb)

We agree that new trees need to be planted and will research native species.

Unit 19: Remarked that the LST Maintenance keep up with lawn mowing at least once / week as well as bush trimming.

Unit 55: Also requested that new trees be planted.

We agree that new trees need to be planted for the future.

Unit 132: Requested cracked concrete be replaced.

Maintenance will evaluate.

Meeting adjourned at 10:54 AM