LAKESHORE TERRACE CONDOMINIUM ASSOCIATION INC
P.O. BOX 3837
CROSSVILLE, TN 38557
BILLING: 931-787-1920
EMAIL BILLING: LaurenBilbrey3@gmail.com
MAINTENANCE ISSUES: lsthoaboard@gmail.com
LST Board Email: lsthoaboard@gmail.com

July 11, 2026 LST Quarterly Association Meeting Minutes

LST Board Members:
Steve Bungo – President (term expires Oct 2027) Unit 92
Patrick Daugherty – Vice President (term expires October 2028) Unit 13
Patti Battista - Treasurer (term expires Oct. 2028) Unit 68
Steve Duckro - Secretary (term expires Oct. 2026) Unit 32
Marc Taylor – Director (term expires Oct. 2028) Unit 107

- **All directors were present.**

Present:

UNIT#	NAME	UNIT#	NAME
92	Steve & Karen Bungo	63	Teresa Pearson
59	Kay Southall	135	Charles Waldman
28	Steve & Paulette Gandel	68	Patti Battista
32	Steve Duckro	74	Lynn Martin
27	Norm & Laura Christ	19	Russ Wells / Carol Krzizike
16	Robin & Lynn Neumann	108	Gary Redding
107	Marc Taylor	41/42/43	Bruce Jodarski
18/24	Francine Clark	9	Larry Wares
100/140	John Brann	17/23/26	Gary Revelle
101	Michelle Henslee	121	Marvin Rose

Call-ins:

34	Dinah Pate	11	Doug Benson
33	John Bandaria	25	Ron & Deb Linton
13	Pat Daugherty/Michael Regulbuto		

30 in attendance at the meeting representing 31 Units (22% of 142 total units)

I. **The meeting was called to order by President Steve Bungo at 10:00 AM at the LST Unit 92 Carport due to inclement weather.**

II. **Hospitality Chair Kay Southall** reported:
   a. Wine Wednesdays at the Main Gazebo will continue at 4PM as weather permits.
   b. Flags looked great for the July 4th and all are welcome to set flags on Veteran's Day, November 11th.

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

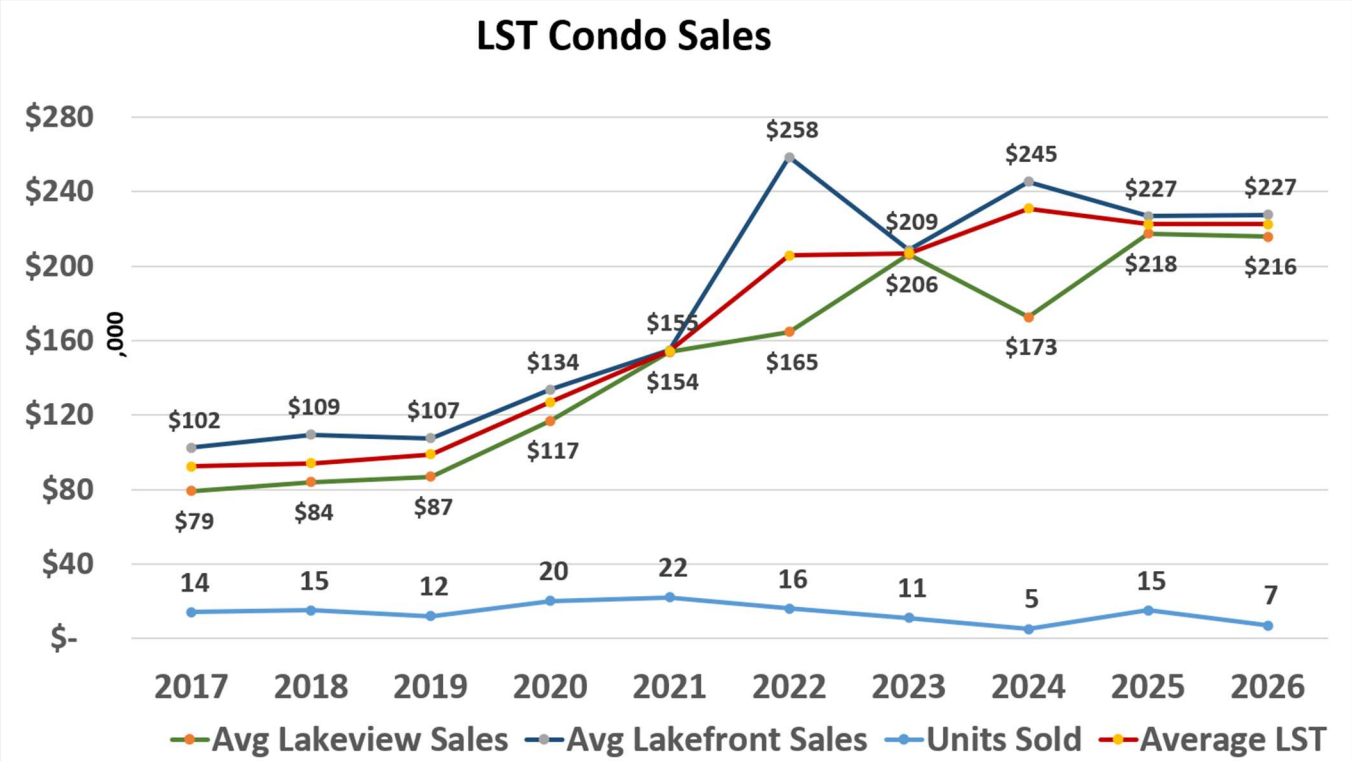
Highlights from the attached financial report. Overall, our financials look very good.

   a. June 30 checking account balance is $33,994.
   b. We have over $380K in total reserves. We started Jan 1 at $330K.
      i. The existing $60K CD matured on June 3, 2026, and was renewed for $70K.
      ii. The existing $150K CD will mature October 13, 2026.
   c. June YTD Operating revenues exceeded expenses $35,562.
   d. We forecast we will meet or exceed the $51K budgeted for contribution to the reserve fund this year. A preliminary 2027 budget is target for next meeting.
   e. Unpaid Maintenance fees were $6004.
   f. Water usage is $20,238 compared to 2026 YTD budget of $21,500.
   g. Maintenance payroll $36,051 versus 2026 YTD budget $40,000.
   h. Insurance premiums are $18,608 vs 2026 YTD budget of $20,000.
   i. 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. Privacy walls replacement / repairs are performed as needed.
   b. Bob Sherrill is back this spring part-time at 20-24 hours / week. Frank continues to work part-time at 20 hours / week.
   c. The tractor mounted sickle side cutter tis operational – managing the grass along the lake front. This avoids labor intensive weed eating and potential bee stings.
   d. The John Deere tractor pays off in July.
   e. **The Maintenance telephone line has been permanently disconnected.** Please use lsthoaboard@gmail.com to contact maintenance or leave a note at the shop. This allows the board to help prioritize the maintenance activities.
   f. The board authorized repairs to the firewall cladding by All-Day Gutter. Estimated quote is $8100 but it may rise depending on the wood condition underneath.

V. Water consumption – Steve B
   a. Water usage is tracking at ~13,000 gallons day, near target of 10,000.
   b. We are investigating a possible water leak near Building 8 (units 61-74).
   c. We need our owners to be aware of water loss, especially if you see standing water outside, dripping faucets or running toilets.

VI. **Real Estate Report** by Patti Battista / Steve Duckro



2025 Sales	Lakefront	Lakeview	Townhouse	Villa	Garden
Qty	4	3	6	1	-
Average	$ 227,475	$ 215,833	$ 211,233	$ 290,000	

VII. President's Comments by Steve Bungo

a. Please send any updated phone numbers and email addresses to lsthoaboard@gmail.com so that we can keep our database current.

b. One HOA Board director position will be vacated in October 2026 due to term limits (6 years continuous, 9 years max per our bylaws). Please consider stepping up as our relatively low monthly maintenance fees are in part because of dedicated volunteers.

c. Many thanks to military veteran John Brann for his donation of the flagpole and US flag at the first entrance beside the LST monument.

d. Many thanks to Carol and Russ for their continued efforts to beautify the LST grounds.

e. **To all members, please, please exercise your right to vote in the upcoming FFG board elections in August. FFG has been undergoing much controversy with the current board, and we need to elect representatives that put the members' interests first**.

VIII. Lake Report:

- The Lakes Committee meets the first Friday at the FFG Library at 10:30AM. The July meeting was an intensive discussion of the fish census conducted on 6 of the 11 FFG lakes. Although all 11 lakes are healthy, the bass population is stunted due to too many bass and not enough prey fish (bluegills). For all fisherman, if you catch a bass under 15", keep it or share with a friend - do not release it. FFG is actively trying to reduce the small bass population so that the bluegill / bass ratio can be increased.
- The dock policy for all Fairfield Glade lakes is under active review and may be reissued before the end of the year.

IX. Questions and comments:

Unit 19: With the removal of pine trees under power lines in front of the LST, can new trees be planted (such as crepe myrtle)?

We have budget for landscaping and are looking for recommendations for trees. If you could provide a quote, we have the backhoe ready for planting.

Unit 18/24: Do the by-laws limit rentals?

The by-laws currently do not limit the use of a condo for rental by the owner. The by-laws do forbid commercial use, such as setting up a business office or beauty salon.

Unit 121: Can we limit who rents – concerns with noisy teens or hard partying golfers?

We can't control who rents but our rules and regulations do require that a peaceful atmosphere be required of all occupants (owners and renters alike). If the party in a nearby unit is getting out of hand, please call the FFG police.

Unit 16: The community dock by the Main Gazebo needs repairs and a sign that indicates no jumping or diving from the dock railing. Quite a few teens were observed jumping during the July 4 holiday.

The Main Dock is scheduled for repairs by Maintenance and a "No Diving or Jumping" sign is a good idea from a liability standpoint.

Meeting adjourned at 11:00 AM