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October 11, 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 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

- **Bungo, Daugherty, and Duckro present**

Present:

UNIT#	NAME	UNIT#	NAME
92	Steve & Karen Bungo	106	Yamil & Susan Gonzalez
59	Kay Southall	135	Charles Waldman
55	Lewis Roger	98	Lorita DeWitt
32	Steve Duckro	45	Steve Harding
74	Lynn Martin	119	Brenda Davis
27	Norm & Laura Christ	63	Teresa Pearson
57	Sharon Mowery	19	Russ Wells / Carol Krzizike
01	Nate Maxwell	17/23/26	Gary Revelle
41/42	Bruce Jodarski	34	Dinah & Keith Pate
13	Pat Daugherty/Michael Regulbuto		

Call-ins

71	Paul & Rosemary Cowan	82	Susan Schindel-Box
25	Ron & Deb Linton		

30 in attendance at the meeting representing 25 Units (18% of 142 total units)

I. **The meeting was called to order by President Steve Bungo at 9:00 AM at the LST Main Gazebo.**

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

a. Wine Wednesday 4:00-6:00 PM will continue at the Main Gazebo next year.
b. Wine Wednesday Luncheons mark their 37th meeting, continuing at local restaurants on the first Wednesday of the month: 11:00 AM, Nov 5, Country Kitchen on Main located at 330 N. Main St in Crossville.

III. **Treasurer's Report** by Steve B and Steve D

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

a. Sep 30 checking account balance is $39,453.
b. We have over $310K in total reserves.
    i. The existing $50K CD has matured and was renewed at Regions Bank for $60K at a 3.75% rate for 8 months.
    ii. We are forecasting $50K contribution to reserves in 2025.
c. Operating revenues exceed expenses as of September 30 $52,309.
d. Unpaid Maintenance fees were $4,404 as of September 30.
e. Water usage is $31,125 compared to YTD budget of $31,500.
f. Maintenance payroll $50,732 versus YTD budget $63,750
g. Insurance premiums are $27,445 vs YTD budget of $30,000.
h. 2026 Budget is being developed. No fee increase is planned.
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.

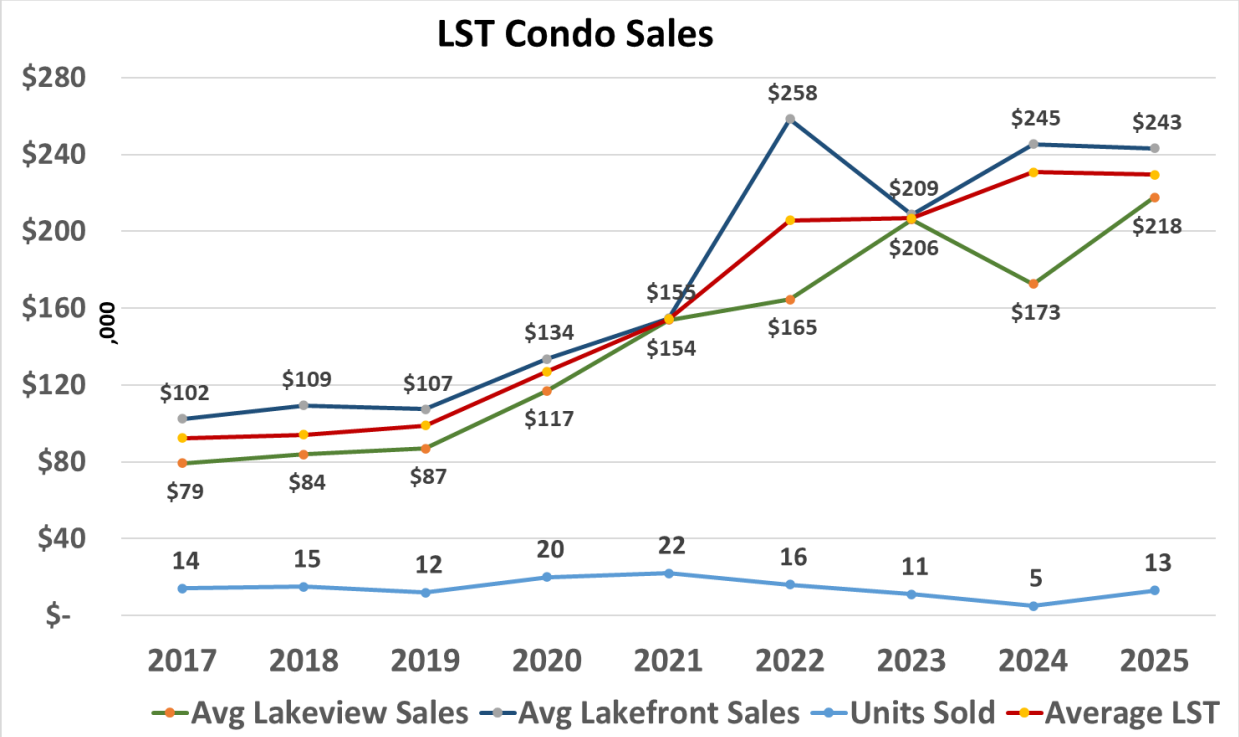
IV. **Maintenance Report** by Steve Bungo

a. Tim Revis suffered multiple hornet stings on September 8 while weedwacking on the lakefront. The recovery has been lengthy and complicated. Please keep him in your thoughts and prayers. The Board has been stepping in to help with trash and grass cutting. Please be patient as we catch up. Tim is back part-time.
b. Garbage bin walls for Building 9 (units 75-84) will start later this winter.
c. Privacy walls replacement / repairs are performed as needed.
d. The Gator paid off in September.
e. Leaf collection will begin next month, piled and vacuumed similar to 2024.
f. Gutter repairs have finally died down after extensive upgrades this spring.

V. Water consumption – Steve B

a. Major water leak repaired at units 87 & 88 on Aug 1
b. Another major leak was repaired October 3 behind unit 117.
c. Water usage is tracking at 15,000 gallons day, above our target of <10,000.
d. 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 Batista / Steve Duckro



2025 Sales	Lakefront	Lakeview	Townhouse	Villa	Garden
Qty	6	7	9	-	4
Average	$ 243,167	$ 217,571	$ 225,556		$ 238,000

VII. Lake Committee Report by Steve Duckro

- Plans to lower St George by 4 feet over the winter to repair sewer line leak – the lake is draining 26 gpm to the sewer.
- Otters are still a problem. Fairfield Glade but no plans to remove – too expensive.
- Wyndham plans are starting to have FFG budget impact.
- 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.
- New Lakes Handbook in 2026.
- **Please make sure your boat stickers are current for 2025.**

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

- We will be making phone calls, emails, and if needed, certified letters, to owners for delinquent maintenance fees this month.

- **President's Comments by** Steve Bungo (cont.)
  - We appreciate everyone's cooperation with eliminating bird feeders (except for hummingbird feeders). The rodent population has begun to decrease.
  - Handrail has been installed for the post box stations in front of building 8 (units 61-74). Another is planned for building 14 (units 129-142). Thanks to Steve Bungo for his handiwork.
  - 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.
  - Pat Daugherty, our current VP, continues to update the website. Some beautiful photos and videos can be found at www.lakeshoreterrace.org, including the solar eclipse of August 21, 2017.

XI. Questions and comments:

Unit 55: Any information regarding the Wyndham exit?

Information is limited and filled with rumors. A consistent theme is that Wyndham is backing away due to the large investment required to make their properties ADA compliant. Wyndham as a corporation has NOT filed for bankruptcy. Belt tightening may be happening at Fairfield Glade.

Unit 98: Branch piles are accumulating and need to be removed.

Maintenance will remove.

Unit 45: His electrical Zinsco panel (obsolete and known fire hazard) was replaced by Pro Electric for $892.

Unit 119: What was the repair made by Volunteer Electric for the electrical outage Aug 17?

The electrical feeder and the transformer to Building 11 were replaced due to a transformer failure.

Unit 13: Suggested certified letters for delinquent maintenance fees.

Meeting adjourned at 9:47 AM

Congrats to Steve & Karen Bungo's grandson for the catch of the day!