

Lake Crest Homeowners Association
Annual Meeting Minutes
Held May 13, 2026

Those present were board members Tommy Woods, Patsy Adams, Yogi Kamburis, Melanie Edwards, and Cheree Causey along with several homeowners and Kim Lawson with Duckworth-Morris Realty, Inc., the association's managing agent.

Ms. Lawson welcomed everyone and introduced herself. She called the meeting to order and reported that a quorum had been reached with 39 homes represented either by attendance or proxy. The members took turns stating their names and addresses.

Ms. Lawson asked for the members to review the minutes from last year's meeting. There was a motion to approve the minutes and a second. All were in favor and the minutes were approved.

Ms. Lawson stated that Joe Fair now serves on the Lake Crest Architectural Review Board.

Ms. Lawson reviewed the 2025 - 2026 budget. Ms. Lawson noted that the association spent \$62,937.71 the past year and the Board has budgeted \$40,539.04 for this year. An amount of \$22,516.50 was spent on the retaining wall in 2025. Currently, the association has \$87,814.43 in both the operating and reserve account. The dues for the upcoming year will remain the same.

Ms. Lawson asked if there was any Unfinished Business. A member inquired about treatment for bees at the dock. If you observe the common area needs attention (bees, etc), please contact Kim Lawson at Kim.Lawson@duckworth.com. The pier steps are being fixed, but contractor delayed it for a month. A new steel pole and ramp were added to the common area. Residents were reminded to be careful when driving golf carts down the path. A member asked if there was a plan to continue the wall. Yogi Kamburis explained an assessment would be necessary to continue the wall. A request was made for a No-Wake buoy at floating dock; however the City denied the request. Some residents do not have their LC tokens. Please contact Kim Lawson for a \$25 token. Residents should have token in their possession when using the common area. A request was made to repair some playground equipment.

Ms. Lawson asked if there was any New Business. Ms. Putrae came forward to address the members about adding potential boat slips in the common area. She put a lot of work to identify construction costs, but there were a lot of questions. A group of 12 volunteers will do additional research and neighborhood survey.

There being no further business, the meeting was adjourned.

End of meeting. Respectfully submitted: Kim Lawson