

The Lakes Homeowners Association  
Board Minutes  
July 6, 2026

Directors present (in-person) - Elizabeth Bounds, Ed Lipsitz, Gail Threat.  
Directors present (online) - Josh McGlawn and Aletha Adderholt. Directors absent - Daniel Martin and Rebecca Lowe.

The meeting was called to order at 7:03 p.m. by board president Ed Lipsitz.

Ed asked if everyone had read the minutes from the previous meeting. Everyone confirmed that minutes had been read. Gail made a motion to approve and accept the minutes; seconded by Elizabeth; unanimously approved.

Old business:

- The bank accounts have been transferred to new signers
- Ed can see emails in the previous email account but cannot open them. He will reach out to previous board about access.
- Aletha stated that Gail has been added as an administrator/moderator to The Lakes Facebook. She and Gail will meet Wednesday night, July 8th to look at the account and see what adjustments might be needed.
- Ed is still working with David Spears on the website and is hoping to have a prototype ready soon for testing.
- Daniel has appointments scheduled with CPA's/accountants/bookkeepers to manage the HOA accounts and required filings.
- Josh stated that one past due account has paid and the check has been deposited.

- Elizabeth informed the directors that Denise and George have filed everything for the old entity as well as the new entity. The only item that hasn't been taken care of is the past due balance with the state. Denise has advised that paying should not happen at this time in the event that the balance changes. Josh will reach out to Denise as to why the need to wait on paying.
- All things related to the old entity have been completed. Any bank changes such as name, EIN, etc. have been postponed until after August 1st per Huntington Bank (previously Cadence Bank) personnel.
- Elizabeth advised that all info with the insurance company have been updated but will verify that the EIN has been updated.

### New business:

- Ed advised that he is still reaching out to management companies/waiting to hear from some. The directors are looking at companies for administrative functions only.
- The directors discussed sending past due letters to addresses who have not paid dues. Gail made the motion to send the letter proposed by Josh, seconded by Elizabeth; unanimously approved.
- Josh advised that 1001 South Lakes Cove looks abandoned.
- Daniel has contacted some CPAs/bookkeepers but hasn't scheduled appointments at this time.
- The board discussed a resolution to set regular meetings on the second and fourth Monday of each month at 7:00 p.m. Meetings will be available online, and members may request the link to join by emailing [BODLakesHOA@gmail.com](mailto:BODLakesHOA@gmail.com). Aletha made the motion to proceed with the resolution and it was seconded by Gail. Approval was unanimous. Formal resolution to follow.
- There appears to be confusion about whether this group of Directors was intended to serve until September of 2026 or September of 2027. We have received numerous messages asking that the current board remain until September 2027 and most were under the impression

this would be the case. Holding another election less than 4 months after this board was seated would disrupt the transitional work already in progress and impede our ability to ensure the HOA moves forward correctly. Elizabeth will talk with George about the best way to proceed.

The next meeting will be Monday, July 20th at 7:00 p.m.

With no further business, Elizabeth made a motion to adjourn, seconded by Gail. The meeting was adjourned at 7:55 p.m.