



ESPLANADE LAKE CLUB HOMEOWNER'S ASSOCIATION

2026 Board Meeting

Friday, July 31, 2026, 8:30 AM
Venue Flex Room & via Zoom Meeting

MINUTES

In Attendance

President, Ken Hohs
Vice President, Joe Ed Liska
Treasurer/Secretary, Ed O'Brien
Director, Matt Deleva
Director, John Christopher
Food & Beverage Committee
Troon Chief Development Officer, Scott Van Newkirk
Executive Vice President, Lauren Van Tussenbroek
Regional Director Community Associations, Ted Fox
ERE National Director of Club Operations, CJ Hamlin
ERE National Food & Beverage Director, Patrick Scully
Resort Manager, Mark Lorenz
Community Association Manager, Alexis Perez

Meeting called to Order

K. Hohs called the meeting to order at 8:45 am on Friday, July 31, 2026.

Establishment of Quorum

Quorum was established with the attendance of K. Hohs, J. Liska M. and Deleva in person, E. O'Brien and J. Christopher attended via Zoom.

Proof of Meeting Notice

K. Hohs confirmed proper notice was posted in accordance with the Association's governing documents and Florida Statutes on July 29, 2026, at the Venue Lobby Concierge Desk.

Approval of Prior Meeting Minutes

J.E. Liska motioned to approve prior Board Meeting from June 26, 2026. Seconded by E. O'Brien. All were in favor.

Food & Beverage Operations Alignment Meeting

The Esplanade Lake Club Homeowners Association, Inc. Board of Directors and Food & Beverage Committee met with Troon Management Executive Leadership and Esplanade Resort Experiences Executive Leadership to discuss Food & Beverage operations. A discussion ensued. No motions were made, and no action was taken by the Board.



Board Administrative Updates

K. Hohs announced an administrative policy establishing a target for the first draft of Board meeting minutes to be distributed by the end of the second full business day following each Board meeting.

K. Hohs also announced revisions to the Board meeting schedule, moving the August 28, 2026, Board Workshop to August 21, 2026, to allow additional preparation for the quarterly Board meeting, and rescheduling the September 25, 2026, quarterly Board meeting to September 1, 2026, in advance of the Annual Membership Meeting and Election on September 29, 2026.

Gate Systems/Passlink Pro Update

M. Deleva motioned to approve upgrade of five barrier arms, (4 rear entrance/exit, 1 boat launch ramp at marina) for \$2148. Seconded by E. O'Brien. All were in favor.

Lake Use Committee Update

J. Liska motioned to approve an inspection of the amenity marina dock for damages by a diver not to exceed \$2000. Seconded by E. O'Brien. All were in favor.

Food & Beverage Committee Update

J.E Liska motioned to purchase a Microsoft Surface Pro tablet for Bahama Bar pool service and to control Bahama Bar fans not to exceed \$5000. Seconded by J. Christopher. All were in favor.

M. Deleva reported that research is underway to identify software platforms and management solutions comparable to Jonas for the Board's future evaluation and consideration.

Member Handbook Review Committee Update

Member Handbook Review Committee Charter J. Christopher reported that he continues to work with A. Perez on the Member Handbook Committee volunteer recruitment. To date, 2 Intent to Serve forms have been received.

Architectural Review Committee Update

The Board will continue its review of the Committee's recommended revisions to the Community Standards. As requested, both the current and the proposed revised versions will be distributed via email to E. O'Brien and J. Christopher for comparative review.

J.E. Liska referenced **Exhibit "E" – Recreational Management Plan for North Lake and South Lake** of the ELC Governing Documents, which states:

"...Subject to the Lake Use Agreement and Declaration of Restrictive Covenants recorded at Instrument Number 2016000107400, Lee County Records ("Restrictive Covenants"), all construction of docks and slips will be reviewed and approved by the LUC. Multifamily and amenity docks are subject to the rules and regulations set forth in the Lake Use Agreement and the Restrictive Covenants..."

J.E. Liska stated that, consistent with the Association's established practice, the Architectural Review Committee has been reviewing applications for private boat docks and recommended that the Board formally authorize the continuation of that approval process.

J. E. Liska motioned to authorize the Architectural Review Committee to continue reviewing and rendering determinations on Architectural Review applications submitted for private boat docks, in accordance with the procedures, standards, and approval process currently in place. J. Christopher Seconded. All were in favor.



Association Administrator & Maintenance Technician

The recruitment process for the newly established full-time Maintenance Technician and Association Administrator positions have been posted and candidate interviews are underway.

J.E. Liska motioned to ratify the approval of the full-time Maintenance Technician & Association Administrator positions. Seconded by M. Deleva. All were in favor. The motion carried.

Resort Manager Training Seminar

The Board discussed the estimated \$1,500 cost to send the Resort Manager to a two-day management training seminar, including travel and lodging expenses. Board members expressed support for the training, recognizing its value in providing professional development and exposure to industry best practices that could benefit the Association's operations. It was noted that the expense would be addressed through the normal invoice approval process; therefore, no formal motion was made or vote taken on this item.

Adjournment

J.E. Liska. Made a motion to adjourn at 11:40 AM. Seconded by M. Deleva. All were in favor.