



ESPLANADE LAKE CLUB HOMEOWNER'S ASSOCIATION

2026 Board Meeting

Friday, August 21, 2026, 10:00 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
Resort Manager, Mark Lorenz
Community Association Manager, Alexis Perez

Meeting called to Order

K. Hohs called the meeting to order at 10:08 AM on Friday, August 21, 2026.

Establishment of Quorum

Quorum was established with the attendance of K. Hohs and M. Deleva in person; J.E. Liska, 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 August 18, 2026, at The Venue Lobby Concierge Desk.

Board Meeting Notification

Board Members discussed options for notifying the community of board meetings. No motions were made.

Rear Gate Arms, Boat Ramp Reader and Cameras

Board Members discussed the rear gate arms timing, boat ramp reader options and camera installation. No motions were made.

Community Property Damage

Members discussed a policy for damage to community property by Members. J. Christopher motioned to task Handbook Committee to develop proposal to handle damage to community property by Members. Seconded by E. O'Brien. All were in favor.

Policy for Member/Guest Misconduct

Board Members discussed implementing an investigation process for member/guest misconduct. J. Christopher motioned to task the Handbook Committee to develop a policy/procedure for member/guest misconduct. Seconded by J.E. Liska. All were in favor.

Ratify Member Suspension Letter

J.E. Liska motioned to ratify Board approval of letter sent to Member suspending alcohol service at the Bahama Bar and Toasted Café for 30 days. Seconded by E. Obrien. All were in favor.

Capital Reserve Analysis

Board discussed the Capital Reserves, investments, accounting department transition and refundable



deposits. No motions were made.

Troon Reimbursement Request

J. Christopher motioned to authorize the Board President to seek reimbursement for all expenses incurred from Bahama Bar incident involving Member in October 2025. Seconded by J.E. Liska. All were in favor.

Quarterly Board Meeting Topics

Board Members discussed items for review and consideration at the September 1, 2026, quarterly Board meeting. No motions were made.

Bahama Bar Shutters/Column Repairs

Board Members discussed the remaining Bahama Bar doors that do not have screens and the repairs needed to the columns.

Armadillo and Dead Trees Proposals

Board Members discussed a proposal for armadillos in the common areas of the community and a proposal from Sunny Grove for dead tree replacements. J.E. Liska motioned to approved armadillo proposal. Seconded by J. Christopher. All were in favor. J.E. Liska motioned to approved Sunny Grove Proposal, Ed O. Seconded, and all were in favor dated July 9, 2026 with the exception of the dead Royal Poinciana on Bellissimo Ct.

Member QA

Members commented on the armadillo proposal, meeting Zoom links on the association website and the Handbook Committee.

Adjournment

M. Deleva motioned to adjourn at 12:03 PM. Seconded by J.E. Liska. All were in favor.