

**Lake Royale POA By-Laws & Covenants Committee (BLCC)**

**Minutes of Meeting held on September 2, 2026 at 6:30 p.m.**

**Location: The Commons**

|                                    |                |                                 |                |
|------------------------------------|----------------|---------------------------------|----------------|
| <b>Mark Anglin, Chairman</b>       | <b>Present</b> | <b>Missy Atkins, BOD Rep</b>    | <b>Present</b> |
| <b>Elaine Sammon, Secretary</b>    | <b>Present</b> | <b>Christine Spain, BOD Rep</b> | <b>Present</b> |
| <b>Gina Louise, Assistant Sec.</b> | <b>Present</b> |                                 |                |
| <b>Tapitha Jamison</b>             | <b>Present</b> |                                 |                |
| <b>Sandi Povlock</b>               | <b>Present</b> |                                 |                |
| <b>MaryAnn Montano</b>             | <b>Present</b> |                                 |                |
| <b>Jerry Mote</b>                  | <b>Present</b> |                                 |                |

**Property Owners Present: Dierdre Cheek**

- I. Meeting Called to Order by Mark Anglin**
- II. Quorum Established: Yes**
- III. Approval of Agenda as amended to include “New Business: Election of Officers”:  
Motion by Jerry Mote; Seconded by Gina Louise; Approved without objection.**
- IV. Approval of the Minutes from August 5, 2026: Motion by Missy Atkins; Seconded by  
Mark Anglin; Approved without objection.**
- V. BLCC Meeting Overview:**
  - a. What the BLCC does and does not do: The BLCC shall review items brought  
before the Committee. The BLCC does not create proposals and shall correct  
wording for clarity. All other wording changes shall be referred back to the  
originating party.**
  - b. Open discussion during the business portions of the meeting shall continue, as  
long as the meeting and discussion stay on point. Discussions are to be  
collaborative and productive.**
- VI. Old Business:**
  - a. Final Review of BLCC Charter; Approved as amended to replace the phrase  
“Absent exigent circumstances” with the phrase “If we are not dealing with a  
time-sensitive emergency”; Motion by Mark Anglin; Seconded by Jerry Mote;  
Approved without objection.**
  - b. Amendments approved – Next steps; discussions of recordation of the two  
approved amendments, including the date that they were approved.**
  - c. Discussion of the Policy to implement the approved amendments.**
  - d. Discussion of the amendment to section 8.3 of the Rules and Regulations.**
  - e. Discussion of the Connect Portal and LRPOA.org. MaryAnn Montano will check  
that the two amendments are properly posted for access by Association  
members.**

**VII. New Business: Election of Officers**

**Chairman: Jerry Mote; Nominated by Elaine Sammon; Seconded by Missy Atkins; Unanimously approved.**

**Vice Chairman: Mark Anglin; Nominated by Missy Atkins; Seconded by Gina Louise; Unanimously approved.**

**Secretary: Elaine Sammon; Nominated by Gina Louise; Seconded by Missy Atkins; Unanimously approved.**

**Assistant Secretary: Gina Louise; Nominated by Elaine Sammon; Seconded by Jerry Mote; Unanimously approved.**

**Motion to Adjourn by Missy Atkins; Seconded by Elaine Sammon; Approved without objection.**

**The next meeting of the BLCC is scheduled to take place on Wednesday, October 7, 2026, at 6:30 p.m. at The Commons.**

**Respectfully submitted by Elaine Sammon, BLCC Secretary**