



Laureate Park Master HOA

Quarterly Informal Meeting

6:00 to 7:30 PM - October 13, 2015

Lake Nona High School Auditorium

MEETING AGENDA

A. Laureate Park Village Center Update

- Restaurant & Market
- Fitness Building (LP Fit)
- Equipment Lay-out
- Classes
- Lake House (multipurpose building)
 Use and fees
- Staffing by Tavistock Development Company

B. Development Update

Roads

- Lake Nona Blvd is still scheduled for completion by year end
 (but it may not be open until February)
- Granger to the north

New Phases

- Phase 5B - includes new trails and garden
- Phase 6 - north of Phase 3
- Phase 7 - along Granger
- Neighborhood Center - adjacent to Village Center

Broader Lake Nona

- USTA
- Lake Nona Town Center Phase One
- Lake Nona Landing

C. 2016 Budgeting

- Process and next meeting
- Fee structure - increased amenity fee

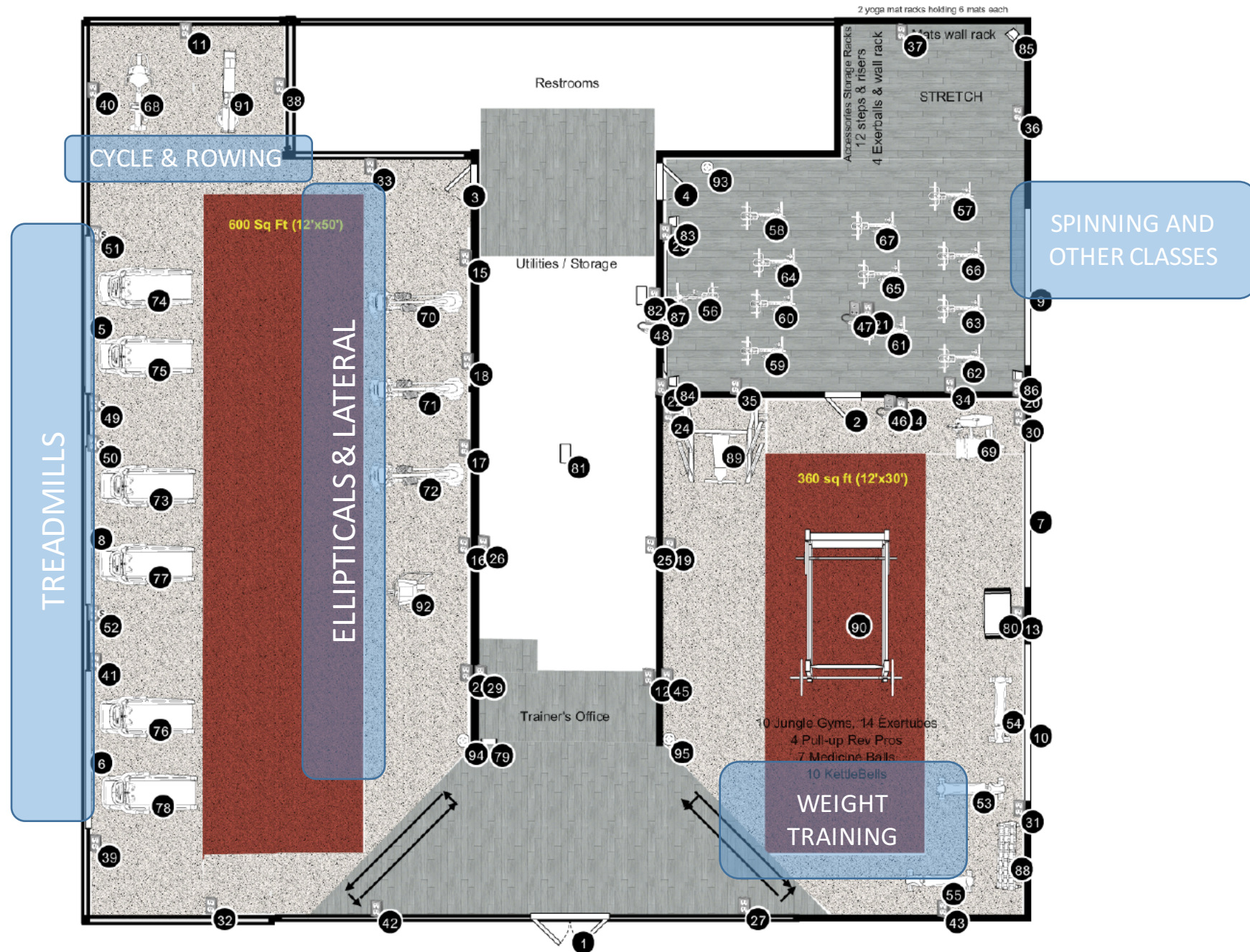
D. HOA Issues

- Update on home rentals at Laureate Park
- Open House signage
- Stormwater pond recreational use
- Street parking and parking limits for
- Revisions to DRB landscape guidelines
- DRB monthly wine and learn meetings

LAUREATE PARK VILLAGE CENTER



LP FIT



Lakehouse Room Rentals

- Inquiries handled through our Development Team (staffed at Market)
- Rental fees will include security / damage deposit plus room fee
- There will be public use of the building, however:
 - Laureate Park residents have preference and ability to rent by the hour
- More details to come in December (room size, pricing and specs)
- We do plan on some 'free' use for Laureate Park residents for community groups (Bunco, Crafts, etc)

LP FIT & Fitness Classes

- Laureate Park access to the facility
- Classes offered for a fee (schedule is being finalized):
 - Yoga
 - Spinning
- Some classes will be open to all Lake Nona residents in Lakehouse
 - Only way to have enough people for classes to be viable

Staffing

- 7-day a week staffing between Aquatic Center and LP Fit in 2016

DEVELOPMENT UPDATE – ROADS AND NEW PHASES

PHASE 5A – Development complete
PHASE 5B – Development complete in November
PHASE 6 – Development underway – P1 complete in Summer
PHASE 7 – Development begins 2Q of 2016
NEIGHBORHOOD CENTER – Development begins 1Q of 2016



OTHER LAKE NONA DEVELOPMENT



HOA TOPICS

2016 BUDGET

- Budget is being finalized during next two weeks
 - Budget will include a fee increase (additional amenities and staffing)
- Budget approval meeting will be in end of November (most likely at Lakehouse)
 - Budget is mailed to residents two weeks before meeting

OTHER TOPICS

- Rental policy compliance
- Open House signage rules and compliance
- Stormwater pond recreational use
 - Tentative approval through TDC risk management
 - If approved, we will issue use stickers
- Design Review Board
 - Landscape guideline revisions
 - Monthly wine and learn meetings at Lakehouse (beginning in January)
- Community Events
 - Note that Food Truck/Live + Local/Movie Night/Farmers Market are not funded by HOA
 - Need community involvement to be able to continue
 - Thank you for suggestions on FB page

OPEN FORUM