

**Lakeshore Community Association, Inc. “Master” Meeting
Annual Meeting
Thursday, January 8th, 2026**

Board Members present: LS 1 – vacant seat
 LS 2 – Anthony Seepersad, Director- Present
 LS 3 – Thomas E. Fryer Jr., Secretary – Present
 LS 4 – Sezzie Giles, Director – Absent
 LS 5 – Lawrence Harkenrider, Vice President- Present
 LS 6 – Oscar Lugo, President – Present
 LS 7 – Gene Racano, Director- Present
 LS 8 – Steven Fereille, Director - Present
 LS 9 – Henry Bolt, Treasurer – Present via phone
 LS 10 – Keith Heno, Director – Present
 LS 11 – vacant seat

Management Present: Tammy Welsch, LCAM
 Lisandy Acevedo, Assistant Property Manager

Legal Services: David Rogel, P.A. of Becker & Poliakoff

Meeting Called to order at 7:06 PM

Quorum Established

MOTION: To adjourn the meeting at 7:10 PM
 1ST motion Tom Fryer
 2nd motion Oscar Lugo
 All in Favor, Motion Passed

**Lakeshore Community Association, Inc. “Master” Meeting
Organizational Meeting
Thursday, January 8th, 2026**

Board Members present: LS 1 – vacant seat
 LS 2 – Anthony Seepersad, Director- Present
 LS 3 – Thomas E. Fryer Jr., Secretary – Present
 LS 4 – Sezzie Giles, Director – Absent
 LS 5 – Lawrence Harkenrider, Vice President- Present
 LS 6 – Oscar Lugo, President – Present
 LS 7 – Gene Racano, Director- Present
 LS 8 – Steven Fereille, Director - Present
 LS 9 – Henry Bolt, Treasurer – Present via phone
 LS 10 – Keith Heno, Director – Present
 LS 11 – vacant seat

Management Present: Tammy Welsch, LCAM
Lisandy Acevedo, Assistant Property Manager

Legal Services: David Rogel, P.A. of Becker & Poliakoff

Meeting Called to order at 7:10 PM

**MOTION: Board nominated Keith Heno to take the position of Treasurer.
1ST motion Henry Bolt
2nd motion Oscar Lugo
Keith accepted position.
All in favor, Motion Passed**

Current positions stand as:

- LS 1 – vacant seat
- LS 2 – Anthony Seepersad, Director
- LS 3 – Thomas E. Fryer Jr., Secretary
- LS 4 – Sezzie Giles, Director
- LS 5 – Lawrence Harkenrider, Vice President
- LS 6 – Oscar Lugo, President
- LS 7 – Gene Racano, Director
- LS 8 – Steven Fereille, Director
- LS 9 – Henry Bolt, Director
- LS 10 – Keith Heno, Treasusrer
- LS 11 – vacant seat

**MOTION: 1st motion Tom Fryer
2nd motion Lawrence Harkenrider
All in favor.**

**MOTION: To adjourn the meeting at 7:14 PM
1st motion Lawrence Harkenrider
2nd motion Oscar Lugo
All in Favor, Motion Passed**

Respectfully Submitted,

Tammy Welsch Property Manager for Lakeshore Community Association