

**Lake At Manchac Homeowners Association, Inc.**  
**2026 Annual Meeting Minutes**

The Homeowners Annual Meeting was held on February 9, 2026 at the Ascension Parish Library – Galvez Branch, 40300 LA-42, Prairieville, LA 70769. The Meeting was announced via U.S.P.S. mail to all homeowners and was included with the 2026 assessment invoice dated December 29, 2025.

Present were 22 homeowners including the four Directors: Joe Labbè, President, Sonny Cantelli, Vice President, Malcolm Tietje, Treasurer and Gary Miller, Secretary.

The meeting was called to order at 6:03 p.m. by Joe Labbè, President.

Labbè welcomed the homeowners and was grateful for the largest annual meeting turnout in many years.

**Old Business**

Gary Miller, Secretary, read the February 23, 2025 Annual Meeting minutes. A motion to accept the minutes was made by Jason Turner, seconded by Sonny Cantelli, Vice President. Without further discussion or corrections, the 2025 minutes were approved as read.

Labbè updated the homeowners on maintenance and improvements of the Subdivision by the HOA. The fountain pumping system was repaired, the pond water quality was improved removing surface aquatic vegetation and plans are in place to repair the benches on the common Area around the pond.

Malcolm Tietje, Treasurer, detailed the Association’s finances for 2025 as of February 7, 2026:

<u>Banking Balance</u>	Cheddar Up balance	[REDACTED]
	Hancock Whitney balance	[REDACTED]
	Current total balance	[REDACTED]

<u>Past Due Accounts</u>	2025 assessments - 3
	Delinquent multiple years – 4

<u>Expenses 2025</u>	[REDACTED]
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Lawn/Pond Maint.	[REDACTED]
Entergy fountain	[REDACTED]
Water (2 meters)	[REDACTED]
Wix Web Service	[REDACTED]
State Farm Insurance	[REDACTED]
QuickBooks	[REDACTED]
Mailing Supplies	[REDACTED]
P.O. Box	[REDACTED]
Legal Services	[REDACTED]
Common Area Maint.	[REDACTED]

Financial information has been provided to homeowners by email and upon request. This will not be available online.

### **New Business**

Labbè made comments that in the last few years there has been little homeowner interest in refilling the Board of Directors. Complaints are made but actions to correct are difficult to resolve. Labbè outlined a proposal of shifting the day-to-day HOA operations over to a professional management company (PMC) that would provide assessment invoicing, collections, bill payment, deed restriction compliance and a resource for homeowner issues. The PMC would be governed by an oversight team of homeowners much like our traditional Board of Directors, setting the “intensity” of their services. Additionally The PMC would also set aside reserve funds from assessments to pay for unbudgeted expenses without requiring special assessments. Labbè introduced Leanna Phillips, the Executive Director of the firm Community Association Management. She addressed the key points and capabilities of her organization in managing our HOA.

Without a formal accounting, the majority of homeowners present vocally rejected the notion of a PMC. Labbè asked if there were homeowners willing to operate the HOA. By a show of hands, the following responded with their interest in serving on the HOA Board of Directors:

- Robert Neel – President
- Robin Burgess – Vice President
- Addie Evans – Treasurer
- Melissa Mougeot – Secretary
- Riley Huntington – Legal Counsel

Cantelli having heard no other nominations made a motion of acclamation to accept the above board members. With no further comments, the motion carried. The Board Job descriptions are found in the Bylaws and will be posted on the HOA website as are the 3<sup>rd</sup> Filing - Deeds & Restrictions. A transition plan will be held in a month to share with the new board members knowledge of the positions and responsibilities.

### **Question & Answers**

- Juveniles from other subdivisions are operating motorbikes and golf carts in a reckless manner within our subdivision.
- A homeowner has too much abandoned junk in his backyard. (already known to the Board; certified letter previously mailed)
- A homeowner raised concerns that the existing HOA Board had not followed Deed Restriction guidelines in increasing assessments and additionally, failing to correct homeowner violations. There were no valid merits to these objections.

On a motion by Jason Turner and seconded by Eric Hollenbeck, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

*Gary Miller*, Secretary

Lake at Manchac Homeowners Association.