**Meeting Minutes**

**2018 Annual Meeting, Lakepointe Towers Association**

**June 21, 2018**

The annual meeting of the Lakepointe Towers Association was called to order at 6:30 p.m., Thursday, June 21, 2017 at Stewart’s Restaurant, 22185 Masonic Blvd. A quorum of co-owners was present in person or represented by proxy.

A motion was made to accept the meeting minutes from the May 2018 board meeting. It was seconded and approved.

Board members present: Bonnie Bawkon, Secretary; Larry Chapp, Treasurer; Jeff Gaydos, President; and Larry Lauer. Ed Socia, Vice President did not attend. Building Manager Mike Schall was also present.

* Terms for board members Larry Chapp, Jeff Gaydos and Ed Socia ended. Ed Socia notified the Board that he no longer wishes to run. Larry Chapp and Jeff Gaydos agreed to run again. Nominations for new members were open during May, closed June 1 and the board received one nomination. Co-owner Nancy Jacobs officially nominated Dan Tandeski for a two-year term. A motion was made to accept the nomination, seconded and approved. There were no objections.
* **Treasurer’s Report (Larry Chapp):**
	+ Auditor’s Report: The auditors have gone through our financial information and found all of our records in order and in compliance. Their report was delivered to the board April 19, 2018
	+ Financial Report: The LPT reserve fund, as of June 21, 201, contained $116,760. That amount is slightly lower than normal but it includes start up costs for the pool and the big expense of about $54,000 for re-paving the driveway outside the Plaza Garage. Utility bills are in line with previous years. A full financial report is posted in the LPT Library/Social Room and on the LPT website.
	+ Safety Report: Country Club Drive has been rated the No. 1 safest area to live in Saint Clair Shores. Police say the Neighborhood Watch Program, the guard house at the entrance of Country Club Drive and the fact that there is only one way in and out of the neighborhood as reasons for the safety of the area.
* **Social Committee Report (Bonnie Bawkon):**
	+ The social committee is looking for new members. Watch the calendar for the next meeting.
	+ Residents invited to meet on the pool deck at dusk June 22 to watch fireworks.
	+ Grosse Pointe Yacht Club Luncheon scheduled for July 17. Signup sheet next to mailboxes in the lobby.
	+ Christmas in July Bunko July 19. $5 to play; $5 gift.
* **President’s Report (Jeff Gaydos):**
	+ The Board recognized the significant contribution Mike Schall makes to the upkeep and maintenance of LPT
	+ Discussion of suggestion by co-owner that neighbors do regular maintenance on their furnace/air conditioning units, change the filter regularly, keep water drain clear and have regular checkups by a specialist.
	+ Improved air circulation in Library Social Room made possible when airflow was increased.
	+ Reminders: Outdoor grills can only be electric or powered by 1 lb. gas canisters. Others are banned by the local fire ordinances. No storing equipment or furniture on decks. No clothes drying on decks. Use insulation or steel wool to keep birds from nesting in the area just above balconies. Mind directions for trash and garbage disposal. Return shopping carts promptly to their rightful places. Remind contractors to enter the building from the rear and not use our dumpster to dispose of large trash or equipment.
* **Building Manager’s Report (Mike Schall)**
	+ **Completed Projects**
		- **Gate House Project:** LPT contributed $1,300 toward repairs of the Gatehouse, including tuck pointing, roof repairs, painting, electrical and fixing code violations.
		- **Awnings:** Two new barrel awnings were installed in front of the building one in the rear to replace old, worn awnings.
		- **Large Plaza Driveway Repaved:** Contractor completed this major project in front of doors 3 and 4. They dug down a foot, put in crushed concrete for a better base and then asphalted it.
		- **Landscaping:** Annual landscaping is slow this year because of the H-2B visa program that is keeping seasonal workers from taking on these jobs.
		- **Pool:** Opened the pool a little early this year. The pool is 30 years old, has ongoing problems being repaired as they arrive. Working to mitigate future problems.
	+ **2019 Projects**
		- **Atrium:** Clean windows from 1st floor to ceiling.
		- **Carports:** Paint and clean carports and inhibit rust from developing further.
		- **Pave front circle driveway:** In addition, add new lighting to make drop off safer and illuminate the address on the building.
	+ **Upcoming**
		- **Fire suppression and alarm test.** Completed
		- **Power Washing and Re-lining Garages.** Completed

**Discussion from the Floor**

* Cynthia Haas asked for clarification about UPS and Amazon deliveries. Regular delivery people have keys to the building and deliver to the door. Others are leaving packages downstairs – sometimes in the front of the building; sometimes in the back; sometimes, even outdoors.
* Mike O’Donnell asked about the condition of Country Club Drive. The city of Saint Clair Shores says we’re low on the list to be completely repaved, but will continue to patch the pot holes as required.
* Kathleen Winterfield suggested co-owners knock loudly on neighbor’s doors if it appears they have not heard a fire alarm. Some residents sleep right through them. Use the “buddy system.”
* Lu Norello reminded co-owners that it is not safe to let people into the building if they are not residents, even if you happen to see them waiting by the door. Point them to the buzzers and make certain they belong in the building.
* Rose Evanski asked about LPT’s share of the cost to repair the Guard House at the entrance to our neighborhood. Our share was approximately $1,300, based on the number of units in our building.
* Larry Lauer commented about the air conditioning in the Library/Social Room. The airflow was increased after a resident pointed out that the room can get hot when it is crowded.

**Adjournment**

The meeting was adjourned at 7:30 p.m.