

LAKEPOINTE TOWERS ASSOCIATION  
Board Meeting Minutes  
August 1, 2016

Meeting Detail:

- Meeting was called to order at 7:30 p.m. on August 1, 2016 in Lakepointe Towers Library/Social Room.
- Board members present: Bonnie Bawkon, Larry Chapp, Jeff Gaydos and Larry Lauer. Also present: Mike Schall, Lakepointe Towers Manager. Absent: Board Member, Ed Socia.

Meeting Substance:

- Minutes were accepted for the July 7, 2016 Lakepointe Towers Association Board Meeting and have been posted on the LPT website and on the bulletin board in the Library/Social Room on the third floor.
- President's Report: (Jeff Gaydos)
  - Introduction of the LPT officers (see above)
  - Frequency of Board Meetings: To be held the first Monday of each month at 7:30 p.m.
  - Next open Board Meeting scheduled for October 1.
  - Co-owners are asked to submit questions/suggestions in writing and sign them. A procedure and forms will be established before the October meeting.
- Treasurer's Report: (Larry Chapp)
  - The July 2016 Financial Statement is posted on the LPT Website and on the bulletin board in the Library/Social Room.
  - Treasurer reported there is \$114,000 in the reserve after payment in full for the extensive resurfacing pool deck project.
- Committee Reports: (Larry Chapp, Safety/Block Captain; Bonnie Bawkon, Social)
  - Safety Committee:
    - Annual fire alarm testing completed with positive results
    - Annual fire sprinkler system inspection completed with positive results
  - Block Captain Report
    - Country Club Drive is owned and maintained by the City of Saint Clair Shores
    - The City has not allotted funds for major resurfacing or upgrades, but has painted yellow lines, cleaned along curbs (twice this year) filled potholes as required.
    - The City is responsible for snow removal and will spread salt as required.
    - Fire hydrants along Country Club Drive have passed inspection.
  - Social Committee:
    - Co-owners and guests may sign up for an August 10, 2016 trip to Belle Isle, which includes a visit to the Dossin Great Lakes Museum and the Detroit Yacht Club for lunch.
    - A co-owner/guest Golf Scramble outing is planned for September 21, 2016.
    - No date has been announced for an Oktoberfest celebration.
- Manager's Report (Mike Schall)
  - Following heavy rains and some flooding, the catch basins and drains were professionally cleaned and serviced.

- Progress continues on groundskeeping and landscaping with the removal of dead trees, overgrowth in surrounding gardens and the placement of new plants and stone covering. Work will continue next year.
- Outside painting is scheduled for next spring and will include the panels beneath windows and the outside of balconies, appropriate caulking and painting of air conditioner covers. Anderson (a Dearborn firm) has been engaged for the work.
- A complete inspection and proposal on roof repair has been received. The analysis shows the LPT roof is in good repair and that staged work can begin to ensure it stays that way. The first phase and most critical, would cost approximately \$2,000. The LPT Board will consider completing the first phase work before winter.
- The proposed Sixth Amendment to the LPT Master Deed was discussed among co-owners who have reviewed the proposal and had several questions. The Board will shard co-owners' concerns with counsel during August and will report on proposed solutions with co-owners later in the month.
- A co-owner question about the Auditor's Report was clarified and resolved
- Additional Co-owner Comments:
  - Two co-owners whose units are adjacent on the second floor, described specific plumbing concerns they felt could cause difficulty in their units in the event of a flood from a faulty appliance or water heater. Building Manager Mike Schall said he will engage a plumber to investigate and seek to resolve the issue.
  - A co-owner reminded meeting participants to turn off their water at the main valve if they plan to be away and avoid running the dishwasher or clothes washer when not at home.
- The Meeting was adjourned at 8:35 p.m.

Respectfully Submitted - Bonnie Bawkon, LPT Board Secretary