

# ***LPT Board of Directors***

## ***Meeting Minutes***

December 9, 2014

7:00 PM

- I. The meeting, which was held in the Social Room, was called to order at 7:00 pm on December 9 2014. Present at the meeting were Paul Hulswit, Ed Socia, Larry Chapp, Larry Lauer and Rick Doyle. Also present were building manager Michael Schall. President Emeritus, Chuck Fisher, could not attend.
- II. The board approved the minutes of the November 3, 2014 meeting which had been previously distributed and posted to our web page.
- III. Committee Reports
  - a) Social and Recreation – The Social Committee met on December 2, 2014. The committee reviewed several events from the recent pass to see how they might be improved. The luncheon at the Royal Tea House and the UM MSU tailgate party were considered big successes, Upcoming events that were discussed include a Neil Diamond event scheduled for December 11, the Christmas Party on December 5 and the New Year’s eve gathering. 2015 events include a luncheon at the Traffic Jam and a Valentine’s Day party. The next Social Committee will be February 3, 2015.
  - b) Safety and Security –Completed the “2015 Rules” based on the older documents, the suggestions of board members, committee members and residents. A motion was made by Ed Socia that the Rules be approved. After being seconded there was no further discussion and the rules were adopted unanimously. The safety chairman reported that his committee had received positive comments about the curb painting in front of our building.
- IV. Old business
  - a) The draft of the “2015 Rules” was approved. The amendment to the bylaws is complete except for a few legal trivialities. The “rules” and the amendment both address smoking. The board felt it would be prudent to postpone any

enforcement until January 1, 2015. At that time both documents will be available for distribution to the residents.

V. New Business

- a) Larry Chapp has attended the two most recent Master Association meetings. This is the association of all the condo building associations. Larry reported that the master association is discussing insuring the gazebo. In addition the sign at the entrance to Country Club Drive needs replacement. After making the motion, properly seconded, the board selected Larry Chapp to be LPT representative to the Master Association.
- b) Discussion and approval of the 2015 Budget. Mike Schall explained the differences between our current year's budget and the 2015 budget. Costly items include the redecorating of the lobby, replacement of two garage doors, Exchange all exit lights with L.E.D. exit lights. The residents were encouraged to ask questions and state their concerns about the budget.
- c) Director Rick Doyle moved that Mike Schall, our building manager, be given a 5% pay raise. The motion was seconded by Larry Chapp and it was passed unanimously without any further discussion.
- d) With the understanding that the 5% pay raise for the building manager the board unanimously approved the new budget.
- e) Some residents have complained that they do not care for any solicitation material to be left at their door. Mike Schall agreed to contact the offender (a real estate broker) and ask her not to leave material at the resident's door.

VI. Adjourn. At 7:55 P.M. a motion was made to adjourn the meeting. The motion carried.