

LPT Board of Directors Meeting Minutes

October 20, 2015

- I. The meeting, which was held in library (social room), was called to order at 7:00 pm on October 20, 2015. Present at the meeting were Paul Hulswit, Larry Lauer, Ed Socia and Larry Chapp. Also present was building manager Michael Schall.
- II. Appeals. There were two warning letters and one fine (all concerning smoking) which could be appealed by their recipients. None of the persons fined or warned were present at the meeting to appeal those actions and therefor the decisions on the fines and warnings are final.
- III. Manager's Report
 - a) Mike Schall, our manager, reported that our reserves now exceed \$150,000 which is the highest it has been since he began his duties.
 - b) Work on the approaches to the C garage are about to begin. The new pavement will be concrete instead of asphalt since concrete last much longer and is only slightly more expensive.
 - c) The LPT's Ray James savings account has been closed since the fees for this account are greater than the interest earned. The money has been transferred to another LPT account.

IV. Committee Reports

- a) The Chairman of the Safety and Security Committee reported that that committee had not met since the last board meeting but that in response to a resident request about the fire hydrants he contacted the fire department and learned that the hydrants were checked twice a year. He also reported that our neighborhood is among the safest in St. Clair Shores.
- b) The Social Committee representative reported that the committee met on October 13. Upcoming events include a tour of the Detroit Historical

Museum, feather bowling and dinner at Cadieux Café, Christmas party and New Year's Eve party. Interested members are invited to come to the next social committee meeting on November 9. Also the committee has begun collecting deposit cans and bottles to defray expenses.

IV, Old Business

- a) The Japanese screens which used to hang in the lobby remain unsold. Resident Audrey Brosowski volunteered to attempt to find a buyer.
- b) Parking spot 94 will be auctioned off to the highest (resident) bidder. Minimum bid will be \$1000 and bidding will close December 15, 2015.

V. New Business

- a) The directors identified the following areas that may need attention.
 - 1) Resurfacing the pool deck. Cost about \$100,000.
 - 2) Resurfacing the parking lot. Cost unknown.
 - 3) Reroofing the carports. Cost unknown.
 - 4) Painting or power washing the building. Cost over \$60,000.
- b) The board decided that the highest priority was the resurfacing of the pool deck. It should be done at one time rather than in pieces and that an additional assessment may be necessary to pay for this improvement.
- c) Second in priority is the painting of the building. More information is needed on the cost and timing. Additional assessment may be needed.
- d) Resurfacing the entire parking lot was determined not to be a priority item however repair of the approaches can be accomplished within budget.
- e) The cost of repairing or reroofing the carports has not been determined. If possible it should be accomplished within existing budgets.

VI) Resident questions and comments.

- a) Why are we paying nearly \$300 for phones? (There are six phones; the custodians office, the two elevators, the pool, the gym, and the pool. All are necessary and four are legally required. We have managed to reduce the fee to the lowest available from ATT).

- b) Why not have wifi in the library? (It is too expensive for something most residents have in their condos).
- c) Will the tennis courts be repainted? (After the pool deck is resurfaced).
- d) Are the outside windows, not the balcony ones, ever washed? (That is the owner's responsibility. Most or all of these windows tip in for cleaning.)
- e) There were several comments from residents who felt the new "Lakepointe" sign by the entrance to Country Club Drive lacked a professional look.

VII. Director Larry Chapp made a motion to adjourn at 8:20 P.M. the motion carried and the meeting was adjourned.