

LAKEDOINTE TOWERS ASSOCIATION

Annual Meeting Minutes from June 18, 2015

I. Call to Order

- a. 6:30 pm Paul Hulswit welcomed all in attendance, especially new residents Bonnie Bawkon, Nancy & Tony Lesperance, Jerry & Kathleen Penno
- b. Quorum present (57)
- c. Minutes from last years meeting were not read aloud but distributed and read individually. Minutes were approved and seconded.
- d. Lou Norello questioned if she could nominate someone from the floor as a board member. Paul emphatically said no. Nominations needed to be in by June 1st according to our by-laws.

II. Financial/Auditor Reports

- a. Motion made and seconded to not read report aloud as they have been posted monthly since our last annual meeting. Auditors report was made available for residents who wanted one.
- b. Treasurer Larry Chapp stated that our reserve account is \$130,434.00. An extra \$4000.00 will be added at the end of June. Financials are stable. Reports can be found on line or posted in the social room.

III. Election of Officers

- a. No election of board members was needed. Will remain the same.

IV. President's Report

- a. See attached.

V. Committee Report's

- a. Larry Chapp reported that the safety committee has no real issues. He is a block captain for Country Club Drive and attends meetings at city hall. It was said that our area is one of two that are considered the safest in the city. He added please don't buzz people in without being sure of who it is. Traffic study was done which resulted in a no parking zone at the curve near the front entrance.
- b. Paul Hulswit reported that the social committee had planned and executed many activities and parties throughout the year

with no additional costs. He stated that the social committee would like to increase its membership and that a sign-up sheet would be placed at the front table.

VI. Managers Report

a. See attached.

VII. Matters from the Floor

- a. Paul stated that he received a letter from Sue Dungan requesting that large vans and trucks that take up two spots park in back, not near the building. The board will review and discuss the possibility of adding handicap parking spots.
- b. Liz O'Rourke stated that Mike and Ted do a wonderful job at keeping our building safe and beautifully maintained.
- c. Anna Mae Ferrier asked who is responsible for road repairs on Country Club Drive. Paul responded that it is the city's responsibility.
- d. Susan Stanton stated that the lobby looks beautiful but questioned when it would be completed with artwork. Mike responded that the committee is currently working on that issue and that residents Larry & Kim Hart made a donation which will be put toward wall art.
- e. Kathleen Winterfield commented that in the "A" wing stairwell there are gaps where the floor meets the wall. Mike said he will look into it but is sure it is a cosmetic issue not structural. It will be caulked.
- f. Vice-President Rick Doyle commented that residents should not contact Mike after hours with non-emergency issues. Fill out a request form which can be found near the mailboxes.
- g. Ed Socia motioned to adjourn and Paul Hulswit seconded and thanked all for attending.

Submitted by Colleen Schall

President's Report Annual Meeting 2015

Thank you all for attending this evening.

There have been no nominations for directors this year and I hope this is an indication that the co-owners are satisfied with the work of the directors and want to continue in the same direction. The other directors and I are aware of our responsibility to preserve and, to the extent possible, to improve the value of the 108 condominiums in our building. The rising real estate market greatly helps this effort but maintenance and appearance also contribute to your investment. I believe there are no units currently for sale and when a unit does go on sale there seem to be buyers anxious to see it.

Since our last annual meeting there have been significant changes which I believe have contributed to the rising values. One change was the refurbishment of the lobby. The lobby is the first thing a visitor or a potential condo buyer sees when they enter the building. In one sense it is your front room. And in that sense every owner in this building has had their front room remodeled and at a modest cost to each one. Everyone who I've talk to about the lobby refurbishment has been favorably impressed. My wife and I left for Florida just as the work was beginning and when we returned from Florida the work was completed. We were in awe of the results. We spent several minutes in the lobby just marveling at what had been accomplished. Much of the planning was done by volunteers who helped select the materials and colors. The biggest volunteer was our manager Mike Schall who accomplished much of the painting on the higher elevations. The materials that were

chosen are very durable and there should be no need to do another refurbishing of the lobby for many years.

Another change since our last annual meeting has been the passing of an amendment to the bylaws which prohibit all smoking on our premises. Last year the co-owners who assembled for this meeting indicated they were in favor of such a change. Amending our bylaws is not an easy thing. It requires a two third majority of affirmative votes by the co-owners, thus a failure to vote was equal to a vote against the measure. Despite the difficulties the measure did pass and our building is now smoke free. Again volunteers were effective in getting out the vote. And thanks too to the smokers who have by in large cooperated with the smoking ban. *If you smell tobacco smoke report it to a director or the manager.*

Social activities have increased and that is a factor for many of us in making Lakepointe Tower a pleasant place to live. I'll say more about those activities in a few minutes but I would like to emphasize that these programs have all been done with no cost to the association beyond the cost of paper plates and napkins. Again all of this has been done by volunteers. Most of the activities have been planned and brought forth by the Social Committee and if you would like to be part of this committee there is a signup sheet for that purpose.

This board of directors will continue the policy of transparency. The decisions of the directors and the financial statements of the association will be posted on the bulletin board and on our website. Information on the web site is available along with other information for this meeting.

I join with the other directors in thanking all co-owners for their support.

*OWN + MAINTAIN
MASTER ASSOC GAZEBO/GUARD SHACK
INSURE*

Manager's Report
Annual Meeting 2015

Previous Cost Saving's and Where we Stand

McCoy Maintenance - No increase

Rizzo Waste - No increase

Electric DTE - Averaging \$700.00 per month savings

Completed Projects

Fire suppression, alarm and fire pump annual tests - Results were good resulting in no additional costs

Garage Doors - Numbers 3 & 4 in the Plaza garage were replaced. Working out some kinks. New receiver for #3 and replaced noisy spring tubes on #3 and #4.

The Lobby has been completed except for artwork. Was worried about scheduling but worked out perfectly. Thanks to Dan Blakely for help with contractor referrals from which he did not profit.

Carpet cleaned on floors two through seven. We also purchased a Bissell carpet cleaner to help with spot removal and emergencies.

Power washing in all three garages.

Storm sewer catch basin was repaired in the "C" garage driveway.

UP-COMING PROJECTS

Landscaping - two pine trees removed, weed barrier and rock installed in two large beds near rear entrance, weed barrier and mulch in front beds near road.

LED exit signs.

Elevators - cab refurbishment - BOD will discuss and decide time frame.

Parking Lots - new asphalt/cement - BOD will discuss and decide.

Pool Deck - leveling and new coating with warranty - BOD will discuss and make decision.

Building Painting/Caulking - BOD will discuss and decide.

Brick Work - Tuck pointing and replacement - BOD will discuss and decide.

Swimming Pool - needs refinishing work, steps fixed and painting - will be done after pool is closed. Switching to salt water has been tabled. The new brominators are saving money and working well. We have been able to cut back on service calls and maintain good chemical balance.

Some of these large jobs that the BOD will be discussing may require an additional assessment.

REMINDERS

Keep an eye on laundry drains. Recommend snaking out once or twice per year.

Check your air conditioning condensation drains to be sure they are not backed up resulting in leaks to the unit below.

Deliveries and contractors must use rear door at all times. They must also take all packing material, cardboard, old appliances, etc with them. Our dumpster is not for their use. Also remind all contractors that they may not smoke on our property.

Be mindful of people below when you are watering flowers or sweeping your balcony. It is suggested to use a small vacuum to clean with.