

LPT Board of Directors

Minutes

May 17, 2016

7:00 PM

I. The LPT Board of Directors met on May 17, 2016. Present were Directors Paul Hulswit, Larry Chapp, Larry Lauer and Ed Socia. Also present was Building Manager Mike Schall. The meeting was called to order at 7:00 p.m.. The minutes of the October 20, 2015 were approved.

II. Manager's Report

a) The waterproofing project is progressing but can only go as fast as the weather permits. The pool deck and area from the pool deck to the door should be complete in the next three days (by Friday May 20) so the project will not delay the opening of the pool.

b) LPT Association pays for 6 phones for emergencies (such as in the elevators, the gym and at the pool). AT&T had been charging up \$26 per phone per month. They have nearly doubled the price and we had no choice but to pay for this year. The manager is looking for a new provider

c) Collection of additional assessment is going well. Absent owners have been contacted. Only a few residents seem to be waiting for the last minute.

d) The manager reported that a resident has requested that the pool temperature be raised in the month of June. The board discussed this and voted to deny the request.

e) A water leak from a refrigerator's ice maker in an unoccupied unit on an upper floor caused damage to the condo below. Our bylaws are less than clear about who is responsible to pay for the damage and may have to be revised.

f) A resident requested that the condo address signs in the hallways be changed. The board discussed the issue and voted to deny the request.

e) Manager Schall said that he was aware of two condos in our building that were for sale, Unit 3209 and Unit 3102.

III. Committee Reports

a) The Safety committee chairman expressed a concern about the possibility of persons being injured because they were walking barefoot in the common areas. The board decided to address the issue of proper footwear in the next issue of the rules.

b) The Social Committee met on May 10, 2016. Upcoming events are the sock hop on May 13, the brunch on June 25, a pool party on July 16 and the possibility of a Belle Isle outing in August. Further into the future are the golf scramble in early September and the Oktoberfest later that month.

IV. Old Business

a) The disposal of Japanese Screens and lamps and tables from lobby was discussed. These items are presently being stored. It was suggested that we try to sell these items on Craigslist.

b) Parking space 94 was sold to high bidder Shirley Kmetz for \$1800.

c) Building roof was last repaired in 2006 at a cost of \$92,850. It had a 15 year warrantee. The building manager will contact the contractor who did the work and arrange for an inspection to see if there needs to be any maintenance.

V. New Business

a) Annual meeting. One or more persons have to be nominated to fill all the vacancies on the board. Volunteers need to be found to assist with the work of the meeting

The meeting was adjourned at 8:10 p.m.