

LAKEPOINTE TOWERS ASSOCIATION

Board Meeting Minutes

July 7, 2016

Meeting Detail:

- Meeting was called to order at 7 p.m., July 7, 2016 in Lakepointe Towers unit 3501
- Present at the meeting, Board Members: Bonnie Bawkon, Larry Chapp, Jeff Gaydos, Larry Lauer and Ed Socia. Also present: Mike Schall, Lakepointe Towers Manager.
- All Board Members were present.

Meeting Substance:

- Minutes were accepted for the June 23, 2016 Lakepointe Towers Association annual meeting and will be posted on the LPT website and on the bulletin board in the Library/Social Room on the third floor
- Board member Larry Chapp called for the election of a president by written ballot.
 - By vote of the board members, Jeff Gaydos was elected LPT Association president. Voting continued and the following positions were filled: Ed Socia was elected vice president; Larry Chapp was elected treasurer; Bonnie Bawkon was elected board secretary.
- Board members agreed to meet monthly on the first Monday of the month and will hold a meeting open to all co-owners in the Library/Social room on the first Monday of October 2016, which is October 3. In addition, co-owners will be invited to an August LPT Board meeting to learn about a new proposed amendment to the LPT Master Deed. The amendment defines the responsibility for damages or costs incurred as a result of water damage that originates in one LPT unit and spreads to another. A draft of the amendment was reviewed by the Board and will be circulated for approval to all co-owners.
- The Board intends to introduce new procedures for co-owners to submit questions to the Board or the LPT Manager. The new procedures will be introduced at the October Board meeting. Meanwhile, co-owners are encouraged to submit their questions in writing and to sign their submission.
- A co-owner submitted a question regarding paragraph 2 of the most recent auditor's report. The issue will be discussed with the auditor and answered during the manager's next meeting with the auditor.

- Board member Bonnie Bawkon was named Liason to the Social Committee
- The manager discussed the following business in his report:
 - A roof inspection has been scheduled to ensure the viability of the LPT roof and to determine if any repairs are needed to prolong the life of the roof.
 - The waterproofing project is proceeding as planned.
 - A proposal has been entertained for painting the outside panels that face the exterior of the building, including painting and caulking the three panels below the windows of each unit and the panels on the outside of the balconies. Board member Ed Socia recommended that the building manager include the outside furnace covers in the proposal. Painting would not be scheduled until spring of 2017.
 - The board's attorney suggests a complete write-through of the association's bylaws which, after 28 years, have become insufficient and need to be updated.
 - The manager is considering a recommendation to control the barn swallow population in the parking sheds, where the birds are nesting and have attacked co-owners who are trying to get into or out of their vehicles.

Submitted by Bonnie Bawkon, LPT Board Secretary