

## **Minutes for LPT Board Meeting**

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**January 30, 2019**

- Opened meeting at 4:30 p.m.
- Board members present included Bonnie Bawkon, Social Committee Liaison; Jeff Gaydos, President; and Larry Chapp, Vice President. Mike Schall, Building Manager, is also present.
- This was a two-part January meeting to discuss various maintenance and other issues. All board members, including Ray Tandeski, and Mike Schall were present at the first meeting held two weeks earlier
- Minutes from the previous Board Meeting accepted by unanimous vote.
- Ray Tandeski presented the Treasurer's report. As of the end of December the replacement fund held \$117,177. By the end of January there was \$120,382.
- Bonnie Bawkon reviewed the Social Committee's agenda for the coming months, including:
  - Movie nights
  - February 15 Valentine's Day party
  - Several off-campus restaurant trips, all posted in the lobby and in the elevators.
- President's report.
  - The board is considering purchasing several mobile cameras that will be strategically placed when issues arise. For example:
    - If residents are being bothered with noise in the hallways, or unwanted visitors.
    - Persistent spills and staining of carpets where identification of the offending resident can be identified.
    - Persistent trash problems to identify the responsible co-owner.
  - In the months ahead members of the board will review the LPT Rules to clarify and simplify them.
- Building Manager's report

- The board unanimously approved several major projects that will begin in spring when the weather permits.
  - Repair of the wall in the far corner of the pool area where the bricks are separating from the deck. Cost for initial repairs will be in the range of \$30,000
  - Carports will be repainted and repaired at a cost of approximately \$13,200.
  - Following review by fire inspectors all sprinkler heads in two garages will be replaced. A major project that will cost approximately \$20,000. Mike Schall will do much of the preliminary work to reduce the cost of the project.
  - Lobby windows, floor to ceiling will be washed, inside and out...project requires extra equipment and will take place in spring.
  - Replace the faded and torn awnings on the pool deck.
  - The annual audit of LPT finances has begun and will be completed sometime in March.
- The board of director discussed and approved these projects and the associated expenses, commending Mike Schall for the research he has done to find the best contractors at fair prices.
- Adjournment: Adjourn at 5:45 p.m.