

Minutes

LPT Board of Directors Meeting July 10, 2017

The Lakepointe Towers Association Board Meeting was called to order at 7:30 p.m., Monday, July 10, 2017 in unit 3501. Present: Board members Bonnie Bawkon, Larry Chapp, Jeff Gaydos, Larry Lauer, Ed Socia and Building Manager Mike Schall

Minutes from the June 22, 2017 Annual LPT Board Meeting, which have been posted on the bulletin boards and the Lakepointe Towers' website, were unanimously approved.

Treasurer's Report (Larry Chapp)

There is currently \$151,177 in the reserve fund. The full financial report is posted monthly in the LPT library and on the Lakepointe Towers' website.

Social Committee (Bonnie Bawkon)

Since the Social Committee's regular meeting takes place on Tuesday, July 11 and the Board meeting was the day before, the Board will post a calendar of upcoming events later in the month.

President's Report (Jeff Gaydos)

- The Board voted unanimously to maintain the current officer assignments for another year:
 - Jeff Gaydos, president
 - Ed Socia, vice president
 - Larry Chapp, treasurer
 - Bonnie Bawkon, secretary
- The Board voted unanimously to redesign the LPT newsletter and make it a quarterly publication, beginning in September.
- There have been several continuing complaints of tobacco and marijuana smoking in the building. The board is considering options with our attorney for dramatically increasing fines on co-owners who are consistently abusing the no-smoking policy.

Building Manager's Report (Mike Schall)

- LPT's sprinkler system contractor, Schick Sprinklers, discovered several leaking or malfunctioning sprinkler heads that have now been scheduled for repair. One of them was beneath the large, overgrown bushes in the front of the Towers. Those and other landscaping issues, which were scheduled for later in the year or next spring, were moved forward so that the contractor could have access to the broken sprinkler heads.
- Further landscaping will occur later in the year and in the spring.
- The board unanimously agreed to proceed with a project to caulk and repair the wall that surrounds the pool deck. If it is not properly maintained, water and ice

will cause cracks that will be much more difficult to repair. The project is expected to cost \$7,225, money that is available in the reserve fund.

- The board also unanimously agreed to proceed this fall with a project to repave and repair the circular driveway outside doors 6 and 7 of the Plaza Garage. The project includes curbs and all new cement and is expected to cost \$29,100, money that was budgeted and is available in the reserve fund. The board considered several bids.
- The board scheduled for spring, the cleaning of the windows and ledges, inside and out, at the entrance of LPT Towers.

Adjournment

The Meeting was adjourned at 8:25 p.m.