

## Meeting Minutes

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### 2017 Annual Meeting, Lakepointe Towers Association

June 22, 2017

The annual meeting of the Lakepointe Towers Association was called to order at 6:30 p.m., Thursday, June 22, 2017 at Stewart's Restaurant, 22185 Masonic Blvd. A quorum of more than 50 percent of co-owners was present in person or represented by proxy.

A motion was made to accept the meeting minutes from the May 8, 2017 board meeting. It was seconded and approved.

Board members present: Bonnie Bawkon, Secretary; Larry Chapp, Treasurer; Jeff Gaydos, President; Larry Lauer and Ed Socia, Vice President. Building Manager Mike Schall was also present.

- Terms for board members Bonnie Bawkon and Larry Lauer ended. When no nominations were received to replace them, both agreed to run again, unopposed and were elected again by a vote of acclamation by those present.
- **Treasurer's Report (Larry Chapp):**
  - LPT Financials were reviewed, as they are annually, by a third party auditor and were found in compliance with state regulations.
  - The LPT reserve fund, as of June 22, 2017, contains \$168,260. A full financial report is posted in the LPT Library/Social Room and on the LPT website.
  - The City of Saint Clair Shores reports that water/sewage rates will increase about 6%, beginning July 1, 2017. We recommend co-owners repair leaking, dripping facets or toilets.
- **Safety Committee Report (Larry Chapp):**
  - By unanimous vote at the last meeting of the board, members agreed to disband the Safety Committee and take up safety issues at regular board meetings. We are grateful to past Safety Committee members: Larry Chapp, Al Gruber, Ben Guiney, Paul Hulswit, Larry Lauer, Bob Portwood and Mark VanBaalen.
  - Neighborhood Watch: The following was reported by Saint Clair Shores city officials:
    - Country Club drive is not currently scheduled for a major street resurfacing.
    - Lakepointe and Country Club Drive are rated high among the safest areas of Saint Clair Shores.

- Police report that speeding is a problem on Country Club Drive and recommend that residents lock their doors to help deter thefts.
- **Social Committee Report (Bonnie Bawkon):**
  - The next meeting of the Social Committee will be July 11. New participants are invited.
  - The following events are being planned:
    - Pool Party, August 5
    - Golf Scramble, September 20
    - October Fest, no date has been fixed.
- **President's Report (Jeff Gaydos):**
  - The president and those in attendance recognized the work and significant contribution Building Manager Mike Schall is making to improve the value and appearance and maintain Lakepointe Towers and the surrounding grounds.
  - Successes during the previous year included improved safety, paving and patching, landscaping, painting, major roof repairs, new locks and improved door handles on many of the well-used inside doors. These are reviewed in the Building Manager's report.
  - Among the challenges of properly maintaining the LPT building and grounds is the pace of budgeting to accomplish major projects without raising co-owners' monthly fee. Although it would be nice to complete all big projects simultaneously, practicality and necessity are also important. It is by pacing the work being done around the building that the board and the building manager avoid increases in the maintenance fees paid monthly by co-owners.
  - As co-owners we are occasionally victims of the lack of consideration and respect for basic rules by a minority of our neighbors.
    - Smoking in and around their units by several residents using tobacco and marijuana at the expense of their neighbors.
    - Misplaced garbage and trash in the dumpsters and the recycle rooms
    - Uncontrolled pets, often visiting residents, soiling carpets or allowed to go leash-less.
    - Shopping carts that aren't returned to their proper location
  - Many of these challenges cause extra work for the building manager and members of the board, who are reminded often that condominiums are communal living arrangements that are successful when there is cooperation among residents.
- **Building Manager's Report (Mike Schall)**
  - Recognition of a donation of \$300 by Golf View residents toward the purchase of patio wall blocks to finish the border at the front entrance of our community.

- Fire suppression test scheduled Wednesday, June 28. Parking lot floods during the test and alarms sound. Do not call the fire department.
- All emergency work has been completed on the LPT roof. Remedial work will follow that is expected to ensure 10 years more roof-life.
- New locks were installed on all common doors and new handles for storage rooms which are handicap compliant. Further replacement will follow on stairwell door handles.
- The biggest maintenance job of the year, repainting the LPT exterior, has been completed, in addition to repairs and refinishing the pergola.
- The pool was reopened, passed inspection and is being well maintained.
- We have renegotiated our contract with AT&T for emergency phones and internet, reducing our monthly bill by approximately \$240.
- On-going and Future Work
  - Landscaping has continued with removal of overgrowth, weed barriers and rock to maintain beds around the building. Fertilization will follow on trees that have been inspected.
  - Driveways are being repaved or patched and budget allows. A program is in place to annually upgrade all driveways until the project is completed.
  - The expansion joints on the wall surrounding the pool are being caulked and repaired. Tuck-pointing repairs will follow at various spots around the building.
  - Future projects include painting carports, replacing awnings and painting the insides of garages. Parking stripes will be painted this fall.

### **Discussion from the Floor**

- To add transparency to the board's reporting process, Paul and Mary Hulswit recommended that the board post meeting minutes on the bulletin boards in the library and at the post office boxes following each meeting and that meeting agendas also be posted prior to each board meeting. The board has been posting minutes monthly to the LPT website and agrees that the recommended process will add transparency and should be adopted.
- In answer to questions from Rita Calderwood and Kathleen Stevenson about the increased cost of water, the building manager reported that our current expense for water is approximately \$13,000 every three months in the warm months and \$10,000 every three months in the cold months. The 6% increase in the cost of water will not impact association dues.
- A further discussion about smoking tobacco and marijuana in the building was initiated by Larry Hart who said he is being accused of smoking in his unit. The board explained that the Harts are not being accused but have been included among several residents who were asked about smoking after complaints that

tobacco and marijuana smoke is regularly detected in other units. Both the board president and the building manager have entered several units looking for the source of the smoking. In each case they were invited by co-owners. In addition, the discussion continued regarding the board's ability to inspect co-owners' units which is covered in Article VI, Section 10 of the Lakepointe Towers Bylaws. Co-owner Joanne Fisher explained the intention of the bylaws.

- Co-owners Christine Durrah and Lu Norello asked that residents be reminded they should not let unknown persons into the building simply because they are at the door. They should be properly buzzed in by residents who know they are at the door and who, if possible, let them in personally. Building security is breeched and unwanted visitors are allowed entry if this protocol is not followed.

### **Adjournment**

The meeting was adjourned at 7:30 p.m.