

Minutes for LPT Board Meeting

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.**