

Lakebreeze Villas Townhome Association  
Homeowner Meeting Minutes

**Date:** December 8, 2020, 7pm CT

**Location:** Tele-Conference

**Conference Details:** 312-626-6799; Meeting ID # 861 9972 4909; Passcode: 123456

**Attendance:**

**I. Call to Order** Meeting called to order at 701pmCT by Jim Sherer

**II. Roll Call**

#3 Zawacki		#4 Poklop		#5 Kenneth IP		#6 Harrington		#7 Cross	
#8 Vandeneysel		#12 Burns		#14 Kriscke		#16 Stock		#17 Stevens	
#19 Langer		#21 Razas		#24 AH4R		#25 Overman	x	#26 Surbhi	
#27 Keper	x	#28 Eickelberg		#29 Haidu		# 38 Sherer*	x	#39 Dixon	
#41 Riley *	x	#42 Mastores	x	#44 Stodden		#53 Cardenas		#54 Martorano	
#55 Stange*	x	#56 Zamair		#57 Breeman		#58 Gray		Bluestone	x

\*Board Member

**III. Approval of Agenda**

**Motion to approve:** Jim Sherer

**Second:** Horst Stange

**All in favour:** All approved.

**IV. Reading of Minutes of Previous Meeting (or Waiver of) & Approval**

Reading of the October meeting minutes was waived.

**Motion to approve:** Jim Sherer

**Second:** Horst Stange

**All in favour:** All approved.

**V. Management Report**

Current Financials: As of November 30, 2020, HOA accounts are:

Roof Replacement Fund:	\$ 9,587.60
Harris Working Account #2274	\$ 29,184.33
Harris Reserve Account #2282	\$ 61,844.19
Total Checking/Savings	\$100,616.12

Total Income, Actual v. Budget is 102.2% \$118,624 vs. \$121,048.82

Total Expense, Actual v. Budget is \$98,327.18 vs. \$99,048.02

- o (favourable \$720) should finish the year within budget
- o Expectation is to contribute \$5k into reserves
- o Replacement of fire panels. Removed forced-air heaters in sprinkler rooms. Installed baseboard-type heaters (2 in 2019 and 2 in 2020). Expecting 7 in 2021 to be replaced at estimated \$50 + labour to install. Risk of pipes freezing; notification provided when temperature in the room falls below 50 °.
- o Decided to replace all 7 remaining heaters to reduce risk of frozen pipes as we head into the winter season. Brian to provide cost estimate and confirm if the work can be completed before year end.

**Motion to approve:** Jim Sherer.

**Second:** Mary Riley

**All in favour:** All approved.

**VI. New Business**

- a. 2021 Budget Review and Approval

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**Motion to approve:** Jim Sherer  
**Second:** Horst Stange  
**All in favour:** All Approved

**VII. Old Business** No Old Business items were raised. Old Business skipped.

**Motion to approve:** Jim Sherer  
**Second:** Horst Stange  
**All in favour:** All Approved

**VIII. Homeowner Forum**

**Unit # 25**—Annette. Asking for greater transparency on activity and establishing a priority of work items to be published so that homeowners know where specific requests fall in order of priority and necessity.

**Unit # 27**—Marla. No comments or items to raise.

**Unit # 42**—Jim. No items to raise. Requested a copy of the 2021 budget be resent. Brian will email after the call.

**Unit #**

**Unit #**

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**IX. Motion to Adjourn**

**Motion to approve:** Jim Sherer  
**Second:** Horst Stange  
**All in favour:** All Approved.

**Next Board Meeting**

1/12/2021 annual meeting and elections  
Will try to add Zoom Video option.