

Lakebreeze Villas Townhome Association
Homeowner Meeting Minutes

Date: Thursday, 14 April 2022

Location: Zoom call <https://us02web.zoom.us/j/7168485196>

Attendance:

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

*Board Member

I. Call to Order Meeting called to order at 7:03 pmCT by Jim Sherer

II. Roll Call

III. Approval of Agenda:

Motion to approve Agenda and waive Reading of Minutes: Jim Sherer

Second: Horst Stange

All in favour: All approved.

IV. Treasurer's Report

BBT, Checking 8276	\$31,191.87	Barrington Bank & Trust, Main Operating Account
BMO, Checking 2274	\$ 30,675.15	to be combined with BBT 8276
BMO, Roof Reserve 7174	\$ 15,007.31	open BBT account for separate Roof Reserve Fund
BMO, General Reserve 2282	\$ 62,017.32	open BBT account for General Reserve
BMO, General Reserve 2965	\$ 5,600.35	to be combined with #2282 in BBT General Reserve
Total Checking/Savings	\$144,492.00	

- These are the same balances from the February 24 meeting. Rob did not open the BBT accounts as indicated.
- BBT 8276 and BMO 2274 are to be combined into BBT 8276 for one single working account. As of 4/14/22, the combined account amount should be \$61,867.02.
- BMO Roof Reserve should be opened with BBT as a separate, Roof Reserve account
- BMO General Reserve 2282 and BMO General Reserve 2965 should be combined in a BBT account as a single General Reserve Account. The combined balance as of 3/31/22 should be \$67, 617. 67.
- There should be 3 accounts when this work is complete. Rob committed to have them completed the w/c 18 April 2022. He is to bring signature cards to the Board for signature.
- Concern that all dues have not been accounted for. Horst noted the discrepancy and Al Kalman indicated all would sync up in April. The balances are noted as of 3/31/22.
- Tax Return for 2021 was signed by Jim and submitted.
- Horst requested some Balance Sheet line labels to be revised:
 - Assessments Receivables should be changed to "Monthly Dues"
 - A/P—prepaid assessments should be changed to "Roof Special Assessment".
- Landscape invoice \$1034, old Dec. 2021 item for storm clean up—approved.

Motion to approve Treasurer's Report: Jim Sherer

Second: Horst Stange

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All in favour: All approved.

V. Management Report

a) Roofing Contractors RFQ is out for bid.

- Assessment of Roof conditions to be completed for Phase 1-2-3 based on need per the contractor's professional opinion.
- All American Exterior quoted \$433k.
- Derry Roofing and One-Stop Contractors also submitting a quote.
- Board asked that RFQ standards are exact to ensure that the quotes are for same grade of materials.
- Board requested that the contractors who submitted bids in 2021 be included for extra bid consideration.

b) Invoice for Pond Maintenance and Algae treatment (\$1754) was approved. Service to be scheduled within next 2 weeks, weather permitting. Fountain is on and running.

Motion to approve Management Report: Jim Sherer.

Second: Horst Stange

All in favour: All approved.

VI. Old Business

a) Roof Replacement (see Management Report above)

b) Waldman Report—Unit 44. Motion to approve Old Business and Management Report

- Waldman's quote for (~\$15k) is for oversight of the work to be performed. They do not perform the actual remediation work. No appetite to waste funds to have Waldman babysit the eventual contractor engaged to complete the work.

c) Core Sample Quote –Soil Engineering and Testing Consultants (SET), John Petriccione

- Did a site inspection and provided a quote for \$2250 which the Board has approved.
- SET will core four (4) places for soil density to understand the situation. Based upon the core sample results, next steps will be determined.
- Goal is to take a methodical approach.
- Initial proposal needs to be resubmitted by SET in the name of Lakebreeze Villas. Horst is authorized to sign the SOW up to \$2500.

d) Carlynn needs to reconcile and complete remaining items on the list Jim submitted within 2 weeks from today:

- Install speed humps
- Schedule TruGreen appointment and lawn application
- Schedule the Spring Walk About in May
- Storage Shed. It was proposed that we have a small storage shed erected at property edge near the rear cul-de-sac to store items like speed humps, cement fence panels and unused salt buckets. Rob from Carlynn said their maintenance man will pick up and store these items in their storage facility.

Motion to approve Old Business: Jim Sherer

Second: Horst Stange

All in favour: All approved.

VII. New Business

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- a) New Insurance Policy has been underwritten and approved. It is retro-active to 1 April 2022. Insurance policy for the community. This new policy provides savings and better coverage.

Motion to approve Old Business and Management Report: Jim Sherer.

Second: Horst Stange

All in favour: All approved

VIII. Homeowner Forum

Unit #55—Horst. In the Spring newsletter, put a reminder that windows and doors are homeowner responsibility. Garage doors that were not painted last year as part of the Community-wide Opt-in project are in need of paint. Tree planting for western fence between LB Villas and LifeTime Fitness property. We need to order and plant 3 trees this year to capitalize on the growing season this year. Planting on the front entry wall needs to be addressed. Asked that we put note in newsletter for community donation for low maintenance, perennials and/or funds.

Unit # 44—Mike & Bridgit. No questions/comments

Unit #53—Alma. No questions/comments.

Unit #39—Louis & Julie. Gutters need cleaning, overflow is causing flooding into his South window well. Requesting 5" downspouts when the roofs are completed to allow for the significant run-off from the big roofs.

Unit # 25—Annette. Pine tree behind her unit is dead; asked for her driveway to be repaired; and for soil grading to be completed. (All will be reviewed during the Spring Walk About). She is offering a soaker hose for entrance wall plus \$20 donation.

Unit # 17—Gerry. No comments but offered to help with the front wall.

Unit # 41—Mary. Down spout pop-up is causing significant erosion of the front flower bed. The broken downspout between #41 and #39 is also contributing to the erosion. Both downspouts at 41 and 39 should be tunneled out to the road for water to access the sewer drain.

X. Motion to Adjourn 8:11pm

Motion to approve: Jim Sherer

Second: Horst Stange

All in favour: All Approved.

Meeting Schedule

Tuesday, 12 April, 2022, 7pm, Business Meeting, cancelled per Jim's request. Rescheduled to 14 April 2022

Tuesday, 12 July, 2022, 7pm, Business Meeting

Tuesday, 18 October, 7pm Financial Budget Proposal

Tuesday, 13 December, 7pm Budget Approval

Tuesday, 10 January 2023, 7pm Annual Meeting