

Lakebreeze Villas Townhome Association
Homeowner Meeting Minutes

Date: Tuesday, 13 December, 2022: 7pm

Location: Ela Area Library

Attendance:

#3 Giordano		#4 Poklop		#5 Kenneth IP		#6 Harrington		#7 Cross	
#8 Vandeneysel		#12 Grewal		#14 Branding	x	#16 Stock		#17 Stevens	x
#19 Langer		#21 Razas		#24 AH4R		#25 Overman		#26 Surbhi	
#27 Fiorier		#28 Eickelberg		#29 Citro		# 38 Sherer*	x	#39 Baigorria	x
#41 Riley *	x	#42 Mastores		#44 Stodden		#53 Cardenas		#54 Connor	x
#55 Stange*	x	#56 Zamair		#57 Breeman		#58 Gray			

*Board Member

I. Call to Order 708pm

II. Roll Call

III. Approval of Agenda:

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

Second: Horst Stange

All in favour: YES

IV. Treasurer's Report (Horst)

General Accounting Review

General Fund, Working Account	\$ 44,382.50
General Reserve	\$ 80,000.52
Roof Reserve	<u>\$ 30,000.08</u>

Total **\$154,383.10**

2023 Budget Proposal

Budget will be sent to Homeowners for review after the 13 December 2022 meeting with the December newsletter. Budget approval session to be held 10 January 2023; 7pm at the Annual Meeting.

Motion to approve Treasurer's Report: Jim

Second: Mary

All in favour: YES

V. Management Report

a) Sprinkler System work to be scheduled, based upon findings from the October inspections. Work has been approved by the BOD. Work will be completed in early Spring.

b) Reminder: Roof Phase 2 (2023) Invoices to be sent in January 2023, due date June 30, 2023.

Note: If a homeowner sells their unit during the Roof SSA period, and if they include any financial concessions to the new buyer with regard to the Roof SSA, the attorney must arrange for the Roof SSA concession to be paid directly to the HOA via the Title Company used in the closing process.

c) Projects completed:

- Speed bumps removed for winter
- New Snow Removal contract awarded to Apex Landscaping.
- Gutter cleaning completed
- Street lights repaired and bulbs replaced
- Minor flashing repair on roof of unit #24 when identified by All American Roofers during the gutter cleaning (BOD Approved)
- Dead trees behind #41 and #25 removed and stumps grounded

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- Statement of Accounts distributed to Homeowners with outstanding balances; amounts due by 12/31/22
- d) Uncompleted project status:
 - Storage Shed, approved, but due to masonry work, this will be delayed until Spring 2023
 - Fence repairs at North end of retention pond and East wall behind unit #41; Quotes pending

Motion to approve Management Report: Horst
Second: Jim
All in favour: YES

VI. Old Business

Unit 44 Update (Horst) Submitted the repair proposal we received from Safeguard Waterproofing/RAMJack to Farmer's Insurance for review on 11/17/22. Farmer's just notified Horst this week they need an independent analysis from an engineering firm of their choice. Waiting for the insurance carrier's contractor, Michael Cahill from SEA Limited, to set up an appointment for review. In the meantime, the Board has engaged an Engineering firm from Franklin Park to provide a quote for the remediation work. The appointment is for 18 December at 10am.

Motion to approve Old Business: Jim
Second: Horst
All in favour: YES

VII. New Business

- a) Note to homeowners: the BOD is actively managing the Association. Bluestone Management is only engaged for accounting purposes.
- b) Decks will be reviewed in 2023 during the Spring Walk About
- c) Rules and Regulations Review
 - a. Roofs (Warranty, licensed workers, holiday decorations, etc...). Due to the new language of the warranties for the new roofs, there will be revisions to the Rules and Regulations to ensure the warranties are not voided by certain activity. Of note, if you have a Dish on your roof, it will need to be removed and remounted. This will be covered in greater detail in the next meeting and Regulations review.
- d) Proof of Homeowner's Insurance required. ***Proof of Insurance due by 31 January 2023.***
- e) Updated Contact information for all units required. Homeowners will receive an information form that ***needs to be updated and returned by 31 January 2023.***

Motion to approve New Business: Jim
Second: Mary
All in favour: YES

VIII. Homeowner Forum

Unit # 14, crack in the driveway foundation (angle iron). Will be addressed during the Spring Walk-About.
Unit # 54, Weed clearance and Pond-scum maintenance . Needs greater attention from Websters. Will be addressed during the Spring-Walk-About.
Unit # 39. Has asked for grass planting. This is something that will be addressed throughout the community in the Spring.

X. Motion to Adjourn: Mary, 815pm
Second: Horst
All in favour: YES

Meeting Schedule

Tuesday, 10 January 2023, 7pm Annual Meeting Ela Library