

Lakebreeze Villas Townhome Association  
Homeowner Meeting Minutes

**Date:** Tuesday, 10 January 2023: 7pm --**CANCELLED Due to Illness, Non Quarat**

**Rescheduled Date:** Wednesday, 15 February 2023: 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	x	#26 Surbhi	
#27 Fiorier		#28 Eickelberg		#29 Citro		# 38 Sherer*	x	#39 Baigorria	
#41 Riley *	x	#42 Mastores		#44 Stodden		#53 Cardenas		#54 Connor	
#55 Stange*	x	#56 Zamair		#57 Breeman		#58 Gray			

\*Board Member

**I. Call to Order** 706pm by Jim Sherer

**II. Roll Call** 6 total participants, all 3 BOD members and 3 residents

**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	\$57,476.64
General Reserve	\$80,001.86
Roof Reserve	\$30,000.59
BBT-Operating	\$ 1,489.15
BMO Reserve 2965	\$ 1,500.00
<b>Total</b>	<b>\$170,468.26</b>

**2023 Budget Proposal**

Budget was send to Homeowners for review on 22 December 2022.

**Motion to approve 2023 Budget and Treasurer's Report:** Jim Sherer

**Second:** Mary Riley

**All in favour:** YES

**V. Management Report**

- Sprinkler Room Update: heaters & thermostats installed in Rooms18, 22 and 46. Other rooms will be completed in 2023.
  - Room #18 and 22—Online and in service; tested by International Fire & LZ Fire Department
  - Room #22 and 46—Latches added to the doors to keep them closed.
  - Doors to all sprinkler rooms need replacement. Checking with LZ Village for building code requirements/updates since they were originally installed.
- Unit #12 burst pipe repairs: Fire Department confirmed this was an emergency repair. A LZ Village Building permit was not required to complete the repairs.
- Roofs: The buildings identified for new roofs in 2023 are for Units 3-7, 4-8 and 12-18.
- Rules & Regulations Review: Rules and Regulations will be reviewed and updated to ensure compliance to legal changes with the IL Condo rules as well as to be current with warranties for the new roofs.

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**Motion to approve Management Report:** Jim Sherer

**Second:** Horst Stange

**All in favour:** YES

**VI. Old Business**

- Update on Unit #44 Insurance Claim for Sprinkler Room Flood. Horst has been contacting the Farmer's Insurance agent every 2 two weeks for an update but no decision has been made.
- **Owners Proof of Insurance.** Homeowners are required to provide a copy of their Homeowner's policy declaration page each year as proof of insurance. These were due on 31 January, but only 6 owners have provided this information. Notices will be sent via email to the remaining homeowners to have this information provided. Notice will also be listed in the newsletter.
- **Contact Information:** Contact information sheets were sent to homeowners in January. The 1/31/23 due date has passed with only 12 forms submitted. Notice will be sent to homeowners via email as well as update in the newsletter. Parking restrictions will be enforced in 2023. Vehicles parked in visitor spaces overnight will be towed at the vehicle owner's expense if a visitor or resident tag is not clearly displayed in the front window. If the BOD cannot match the vehicle to the Owner's contact sheet, the vehicle will be towed. Reminder: Residents have 4 parking spaces: 2 in the garage and 2 in the driveway. These spaces should be used first, before overflow to the visitor spaces.

**Motion to approve Old Business:** Jim Sherer

**Second:** Horst Stange

**All in favour:** YES

**VII. New Business**

No new business

**VIII. Homeowner Forum**

**Unit # 25,** Asked for agenda to be sent with meeting notice.

Wanted approval for plantings and pavers next to driveway. BOD advised to send in the architectural change form for BOD review and approval.

**Unit # 17,** Asked about Co-pay/opt-in for driveway sealing this summer. BOD to review.

**Unit # 14,** sent notice about mulch 'volcanos' around tree trunks. Will post in the newsletter.

**X. Motion to Adjourn:** 826pm Jim Sherer

**Second:** Mary Riley

**All in favour:** YES

**Meeting Schedule (unless otherwise noted, meetings will be at Ela Library)**

Tuesday, 10 January 2023, 7pm Annual Budget Meeting –Rescheduled to 2/15/23

Tuesday, 4 April, 2023, 7pm Quarterly Business Meeting

Tuesday, 11 July, 2023, 7pm Quarterly Business Meeting

Tuesday, 10 October, 2023, 7pm Quarterly Business Meeting

Tuesday, 12 December, 2023, 7pm Quarterly Business Meeting