

BUILDING REP MEETING MINUTES - MARCH 6, 2025

ATTENDEES - 19 building reps/alternates and 3 separate owners
Pat Ritari - Vice-President chaired the meeting with Barbara DeClerque, President, out of town but listened in on the meeting via whatsapp. (at end of this meeting it was announced that Barbara will be at the next meeting)

Linda Nummela acted as secretary. Meeting began at 10:00 am. Iris brought in printed copies of the agenda.

Minutes of the last meeting were approved by Ria Herringa, seconded by Kaye Hilton.

Pat reviewed the need for building reps for 15, 20A and 21. Carol Noles has volunteered to be the rep for building 20A. So, now only need to find a building rep for building 15 and 21.

Iris fielded some pre-printed questions, as follows:

#1. New owner in Bldg 9-209 is Arthur Abramsen and for Building 9-107, Paula Mascaro and Andrew Blanco.

#2. Updates on Booting company. Allen has contacted 3 vendors and are in the midst of a selection process. This will be a board decision. The new company is proposing new stickers for every car. One color for owners, different color for renters and looking at hangers on rear view mirror for visitors. Prior to new booting company being hired, you will be able to use the app to register your guests or register by phone. They are trying to control illegal renters. One unit owner was charging outsiders to park weekly or longer at LCG instead of using PBI airport parking lot.

#3. Pertaining to parking lot "diagrams" for each building, the office has received them only only them for buildings 3, 8, 9, 18, 20B and 23, to date. The rest need to get their information in so we can deal

with unnumbered spots. Can unit owners switch parking spots? Yes, as long as the owners are in agreement. The office needs to be informed of the switch.

#4. Bus driver - still working on it. Driver wants a minimum amount of \$40 per hour which is more than Seacrest wants to pay.

Questions from audience: Laundry Hours - seem to be tough to enforce. Per Iris, Building 4 had 2 dryers vandalized - electrical pulled out, doors bent, hinges broken. Now they only have one working dryer in that building.

Ria mentioned a plumbing leak with water overflowing in her laundry room that took too long for Seacrest to fix.

Emergency Phone Number - Iris said there is now an 888 number to call in the event of an emergency. It has been posted in every laundry room. Editors's note -

No new emergency number in building 9. It's a Seacrest direct number. Iris made a note to check with newsletter editor to make sure proper emergency number is shown in the monthly newsletter.

Linda asked why Seacrest will not vacuum out drain lines between the wall when air conditioners get backed up? Gonzalo did it all the time. Iris' response was that Seacrest can not touch a unit owners air conditioning unit due to liability reasons. When Gonzalo did it, he was an employee of LCG and LCG was self-managed and he was covered by LCG insurance.

Iris said the lines are cleaned twice a year - June and January but they are considering switching the timing to April and October.

Karen Balch 8-310 asked whether we could interest Keep Kool in servicing all the air conditioners in each building for an annual maintenance on a bulk rate. An idea that needs to be explored by the board?

An attempt to break into a vehicle, building 7, and police filed a report and submitted it to the office. This was an isolated incident.

Building 7, south end, has been without a functioning elevator for six weeks. Iris advised that now our legal dept may have to get involved.

20B- Carol says that there are chips off the railing that need to be addressed. Is this a SIRS issue or should we do it now? Did not obtain an answer, however, Iris made a note.

Wayne Grother, Bldg 18 would like to see the termite schedule reviewed and have them come onsite every two weeks instead of once a month. Iris to review the contract.

Karen Cade - 17-309 There was a third floor leak that took 1 1/2 weeks to repair. Why so long?
Iris said 5 water heaters broke last month.

Pat Ritari was asked to describe the get togethers that she organized for her building. Last one was a pizza party on their lawn on 12/23. .People bring their own chairs and beverages. It usually runs from 4:30pm to maybe 6pm. Another get together, for building 23, will occur sometime mid month March. This building has 66% year round people which means most residents know each other. The card room can also be used for building get togethers by signing up, in advance, with the office.

Pat handed out new recycling stickers in both English and Spanish.

Cathy Leone - Bldg 22 has issues with an owner not picking up dog poop. A covenant form needs to be made out so it can be addressed.

Still concerns about people feeding the ducks - seems to be an ongoing issue.

Meeting adjourned at 10:37am. Next scheduled meeting will be at 10am on Thurs, April 3rd. Pat Ritari volunteered to be secretary next month.

Minutes written up by Linda Nummela, Bldg 9 Rep