

Bldg Rep meeting for 10/2/2025 was called to order by Barbara DeClerque at 10:02am. 11 in attendance (reps/alternates) and 1 guest, 9 via zoom.

Mary Menis, bldg 10, made a motion to waive reading of the last meeting minutes, seconded by Kaye Hilton bldg 7.

Barbara reminded us that the snowbirds are starting to return and so now is a good time to get to know anyone we don't know and make sure we, or someone in the building has their contact information in case we need it in the future.

Iris, Property Manager, made the following updates:

Remind snowbirds to go to the office to update their census form as well as their laundry card (with ID).

A thorough inspection of all the main drainage systems has been completed and the clog between building 23 and 24 has been cleared using hydrojetting.

At east pool, the paver project will start on Monday, 10/6 and during that time, the east pool will be closed. A blast email will be sent to all owners advising the progress of the east pool project and when it will re-open.

Regarding trash chutes, pressure cleaning will take place sometime in October, no date yet set.

Work is continuing on the lake retention wall—please let the office know if the signs have been moved.

There was a discussion about the children who are coming into the community on scooters and bikes and fishing in the lake. She suggested calling the police (non-emergency number) since they are trespassing—and also in danger.

The lock for the Gate at the west end of our property, near church grounds, is still not working. The mechanism is completely broken and needs replacing. LCG is asking permission from the church to put up key locks. LCG is waiting for a locksmith to arrive at our property. Mary Menis Building 10 suggested we lock it with a chain overnight until the new gate locking system can be found and installed, since the only people accessing it at night are trespassers. Iris will follow up.

Pedro Dorfman, bldg 16, asked when the parking lot markers would be repainted. Iris replied later in the fall, at least a month from now since other projects, such as the new washing machines, had to be done.

Maria Rodriguez, bldg 24-201, had a question about who followed up checking the laundry room machine installation, cleaning etc. Iris replied that she personally checked every laundry room in every building and gave the maintenance team a list of rooms that have issues that need to be attended to; these are being followed up.

Grace Golasz Bldg 20B asked for an update on repairing the hole in the building wall. The process has started and the next step will be obtaining the permit.

Grace also commented on people holding the elevator doors open all the time which causes problems with the elevators and suggested putting up a sign. Iris stressed that people should only use the button to open the doors.

There were concerns about some people having problems with the new laundry machines. Iris advised that during the first week of November, a town hall will be scheduled with the Laundry Shop giving basic information on proper use of the new machines, etc. Iris is looking at making a video on proper use of the washer and dryer that can be uploaded to the LCG website.

Pedro Dorfman, bldg 16, asked if a key can be given to each unit owner for the operation of the elevator and Iris replied that this could be a liability and is something the board of directors must discuss.

Kaye Hilton Bldg 7 asked about the scheduling of the pressure cleaning of the walkways and in front of the dumpster doors. Iris advised that pressure cleaning of these areas is done annually and the next clearing is scheduled to take place sometime in November and trash room doors to be repainted, as needed.

Karen Cade, bldg 17. Question regarding Rules for an LLC. There are young people living in bldg. temporarily. Iris asked if a covenant enforcement form has been filled out, the answer was no. Iris clarified that the rules for an LLC are the same as for anyone else.

Alli Sarkela, bldg 2, asked why there isn't more information in the newsletter and Iris advised that volunteers write up the articles, not the office people. She also advised she doesn't know her next door neighbors, are they owners or visitors? Iris said Alli can come to the office and give the bldg #, unit # to determine the answer.

Iris mentioned that there is an issue with the printer in the office which is why there are currently no paper copies of the newsletter but they will be out by next week.

Barbara, bldg 19, asked for confirmation that loading the laundry card using a credit card incurred a 4% interest charge, but no extra charge if cash is used to "load the card". Iris confirmed this.

Iris advised that in mid October, Breezeline will start their update.

Regarding blankets for elevators, Mary Menis, bldg 10, advised that in the rules and regulations, there is a note regarding blankets in elevators. She also stated that the yellow See it, Say it card can be used to remain anonymous, however the covenant

enforcement form works better.

Barbara DeClerque, bldg 19, advised she has been asked to form the Election Committee and if there is anyone interested in being on this committee, please let her know.

The next meeting will be 11/6/25 at 10am. The meeting was adjourned at 10:42am.

Minutes prepared by Pat Ritari