

LAKES OF BUCKINGHAM CO-OWNERS ASSOCIATION

Board Meeting Minutes

August 15, 2024

- I. President, Ted Williams called the meeting to order at 5:30 p.m.

Board Members present: Ted Williams, Karen Gleave, Tom Steinhauser, Debbie Woodroof, Mike Majewski, Scott McMeen and Janet Papiernik

Absent: Dwight Thomas and Stan Scheumann

Others present: Stacey Morrow and Katie Steinbeck, Above & Beyond Community Management

- II. **Approve Consent Agenda –**

June Meeting Minutes – 7-18-2024

Treasurer's Report – July Financials

Total assets include – Checking - \$255,148.42 Savings - \$144,326.78, for a total \$399,475.20

Tom Steinhauser moved and Karen Gleave seconded that the July Financial report be removed from the consent agenda and placed under Old Business for further discussion. Motion passed.

Debbie Woodroof moved and Scott McMeen seconded that the Consent Agenda be approved. Motion passed.

- IV. **Old Business**

- a. **Grounds Update** – LandArt has been contracted to complete several projects throughout the complex that will be underway in September. **Debbie Woodroof moved and Karen Gleave seconded that the proposal from LandArt for nine different tree removal or turf repair areas be approved. Motion passed.** Gilbert's Lawn & Handyman was contracted to trim bushes/shrubs in the four parking pad areas LOB. **Debbie Woodroof moved and Mike Majewski seconded that Gilbert's Lawn & Handyman complete the bush/shrub trimming. The expense will be reallocated from the Lawncare Contract budgeted originally for Autana. Motion passed.** The committee met with Joel on 8/9 to explain these changes. The committee will be meeting with Chad Gilbert to discuss the remaining bush/shrub trimming in the limited common areas and common areas on 8/30. Mike Majewski discussed the meetings with City of Fort Wayne representatives regarding street trees and sidewalk alignment. Pfister has installed all of the contracted replacement valves for 2024.
- b. **Amenities Update** –
The pool closing date has been set for September 22, 2024
- c. **Insurance Update** –
Category #1 - Refund checks were distributed to all owners who had paid their 2024 Association insurance by the 2/29/2024 deadline. Category #2 - There are six owners remaining on payment plans. The officers will set up one-on-one meetings with each of the owners to discuss updated payment plans. Category #3 – There are five owners remaining that have liens placed on their units for non-payment. **Debbie Woodroof moved and Janet Papiernik seconded that LOB have Eads, Murray and Pugh draft a final notice letter indicating if the liens are not satisfied that foreclosure proceedings will ensue. Motion passed. Tom Steinhauser moved and Karen Gleave seconded that the Excel spreadsheet outlining the final calculations for all 144 owners be shared with all board members. Motion failed with three board members voting in the affirmative and four voting no.**
- d. **July Financial Report** – Tom had several questions regarding the report. Debbie was able to answer the questions regarding landscaping and maintenance charges. Ted asked Tom to discuss other questions with Stan directly since he was not present.

- III. **New Business –**

- a. Budget preparations – Stacey was asked to obtain contracts from Autana, LandArt and Landscape Maintenance for landscaping. Other vendors needed are Pfister, Aquatic Management, Olympia and JA Ford.
- b. Debbie announced the Governance Committee will be meeting to discuss policy manual and bylaw revisions.

- c. The board discussed changes/updates to the existing Clubhouse Rental Agreement. Katie will make the needed updates removing references to key (changing it to fob) and removing references to adjusting the thermostat.

IV. Announcements-

- a. Neighborhood Gathering – Thursday, August 22, 2024 at 6 pm @ Clubhouse
- b. Fall Garage Sale – Sept 6 & 7
- c. NEXT BOARD MEETING Thursday, September 19, 2024 at 5:30 pm at the clubhouse
- d. Annual Meeting: Thursday, October 17, 2024 at 5:30 pm @ St. Joe Township Hall

V. Adjournment – the meeting adjourned at 7:30 pm with the board moving into Executive session.

Respectfully submitted,

Debbie Woodroof

Secretary