

# LAKES OF BUCKINGHAM CO-OWNERS ASSOCIATION

## Board Meeting Minutes

February 20, 2025

- I. President, Ted Williams called the meeting to order at 5:05 p.m.  
Board Members present: Stan Scheumann, Ted Williams, Mike Majewski, Kenderick Boyd, Jim McCann, Janet Papiernik Tom Steinhauer, Debbie Woodroof and Karen Gleave  
Others present: Dan Galbreath, TNG

II. **Approve Consent Agenda –**

**January Meeting Minutes – 1-16-25**

**Treasurer's Report – January Financials**

Total assets include – Checking - \$71,983.96 Savings - \$172,378.90, for a, total \$244,362.86

**Discussion before approval -**

- Stan Scheumann responded to several questions Tom Steinhauer asked regarding various line-item entries from the end of year report and January 2025 monthly financial report.
- Stan indicated he is working with TNG on a single page recap report to use for board meetings.
- Stan also discussed the aging report. TNG will produce that report as of the day of the monthly board meeting and it will be sent to Stan prior to the meeting or Dan will bring it to the meeting.

**Committee Reports –**

**Amenities –**

- TNG is coordinating with Rogers Electric to address the security light at the pool.
- TNG will be distributing fobs to new residents and monitoring access to the Simplx system. A training session will be scheduled for system administrators.
- Maleah has been scheduled to clean the clubhouse/men's restroom.

**Architecture –**

- The garage door repair at 2908 Clipper has been completed
- Paint letters were updated with the current Policy Manual language and sent to seven units requiring painting in 2025. The spreadsheet has also been updated for future years and sent to TNG for monitoring.
- A request to screen in an existing covered rear porch at 3015 Seafarer was approved.

**Grounds –**

- Site request for 3015 Seafarer approved for tree trimming in rear limited common area at owner expense. Owner will be using Mitchell Tree Service.
- Approved dumpster for unit clean-out at 2910 Cutter.
- There is a collapsed sewer pipe issue at 2613 Kingston that may cause the front yard to be excavated. TNG will coordinate any irrigation line repairs with Pfister during Spring turn on. An issue like this is the home owner's responsibility with regards to cost of sewer repair.
- TNG scheduling a meeting in March with JA Ford to discuss tree assessment and plans for 2025 maintenance.

**Hospitality –**

- The hospitality committee has been discussing ways to have more community events in an effort to increase communication with the residents. Jennie Keltsch recently met with a group who would like to begin with a Bingo game one afternoon a month. She contacted Newcomb to send out a notification to residents (as we did with Above and Beyond) and was told they would see if they could do this.
- We would like to hold this event and if it is successful would add other afternoon events for the residents.
- Suggestions have been Cards e.g. Bridge, Hand and Foot, Mahjong etc.
- I will be contacting Newcomb to ask them to send a notice to the residents advising them of the bingo date.

**Debbie Woodroof moved and Mike Majewski seconded that the Consent Agenda be approved as discussed. Motion passed.**

III. **Old Business –**

**a. CD Reinvestment Discussion –**

Stan reviewed the CD rate chart from ONB which was included in the board packet. The rates are based on the rates available as of Tuesday, 2/18/25. **Stan Scheumann moved and Debbie Woodroof seconded that we invest \$100,000 in a 5-month CD at ONB. Tom Steinhauer moved and Janet Papiernik seconded that we amend the motion to invest \$75,000 instead. The amendment failed. The original motion to invest \$100,000 passed.**

**b. Update on Owner Occupied Units –**

Debbie reported that one owner has successfully updated the title placing her father on the title and he resides there. The second owner situation has been delayed until the end of February due to the owner being out of town. Dan will be asked to follow-up with that owner.

**Update on Foreclosure units –**

Debbie reviewed the status on the four foreclosure suits. Our attorney has received payoffs from two of the unit owners and the third unit that is for sale is set to close soon. No update on the status of the fourth unit.

**IV. New Business –**

**a. Eads, Murray & Pugh Retainer Approval -**

**Debbie Woodroof moved and Mike Majewski seconded that Eads, Murray & Pugh be retained as our attorney for 2025. The cost of the annual retainer is \$850. Motion passed.**

**b. Repair Coverage for Water/Sewer Lines outside of units –**

Stan discussed a recent issue on Kingston with regards to a sewer line break outside of a unit. LOB's insurance does not cover this type of break, it is the homeowner's responsibility for any line repair. Stan recommended owners consider whether this coverage can be added to their existing homeowner's policy or if the cost is better to have coverage through City Utilities. This issue will be included in a newsletter article in March.

**c. Landscaping Remediation Discussion –**

Mike Majewski will be scheduling a series of meetings – first with the owners directly impacted/adjoining the AEP easement along the East and North areas of LOB. A subsequent meeting will be held with all residents to discuss the plans. **Kenderick Boyd moved and Tom Steinhauser seconded that the total settlements received from AEP in the amount of \$18,250 be earmarked for this project. Motion passed.**

**d. 2025 Neighborhood Improvement Grant Submission -**

Mike discussed the submission process. The due date is March 22. He is submitting a request for \$5,000 to cover sidewalk leveling throughout the complex and potentially some street trees.

**V. Announcements –**

**a. March Board Meeting –** Next meeting is March 20, 2025 at 5 pm at the clubhouse

**b. 2025 Annual Meeting –** Thursday, October 16, 2025 – St. Joe Township Hall

**VI. Adjournment –**

President, Ted Williams adjourned the meeting at 7 pm

Respectfully submitted,

Debbie Woodroof  
Secretary