

LAKES OF BUCKINGHAM CO-OWNERS ASSOCIATION

Board Meeting Minutes

May 15, 2025

- I.** President, Ted Williams called the meeting to order at 5:01 pm
Board Members present: Ted Williams, Stan Scheumann, Mike Majewski, Kenderick Boyd, Jim McCann, Tom Steinhauser and Debbie Woodroof
Absent: Janet Papiernik and Karen Gleave
- II. Resident Concerns – None**
a. Mike Majewski reported that he has been meeting individually with owners bordering the AEP easement
- III. Approve Consent Agenda –**
April Meeting Minutes – 4.24.25 and Special Board Meeting Minutes 5.9.25
Treasurer’s Report – April Financials
Total assets include – Checking - \$93,406.36, Savings - \$172,384.18, for a total of \$265,790.54.
Committee Reports –
Amenities –
 - Dan met Rogers Electric at the clubhouse on 4.24.25 to again assess the functionality of the pool security light. If there is a short, it could be in the light itself or the underground cable. The timer was readjusted and appears to be running correctly since that time.
 - Olympia took the pool cover off on May 1.**Architecture –**
 - Requests were received and approved for –
 1. 5811 Bayside – Rear landscaping
 2. 2904 Clipper - Window and sliding door replacement. Siding was not approved
 3. 5716 Port Royal - Replacing shingles and adding 2 skylights
 - No paint waivers received. Reminder letters will be sent by 5/19.**Grounds –**
 - The irrigation will begin running the week of May 12.
 - Numerous potholes were reported and filled within 24 hours throughout the complex.
 - The Goose Patrol continues its activities. As of 5.13.25, we've oiled 48 eggs in 8 nests. As of last week, 5 of the nests have been abandoned. I'm sure the other 3 are also abandoned, but I haven't been out to confirm that. It appears there has been good success this year. There are 3 gaggles with 7, 2, and 1 goslings. It appears that only 10 goslings have hatched (compared to about 35 last year). The gaggle with 7 goslings are from that island in the tiny pond along Buckhurst., 6 nests with a total of 36 eggs were spotted. On 4/14 they began oiling.
 - Requests were received for – 2916 Clipper – still under review
 - Committee will begin reviewing the tree analysis report just received from J.A. Ford

Debbie Woodroof moved and Stan Scheumann seconded that the Consent Agenda be approved as submitted. Tom Steinhauser asked for removal of the Treasurer’s Report from the Consent Agenda. The Treasurer’s Report was moved to Old Business. Consent Agenda motion was approved minus the Treasurer’s Report.

IV. Old Business –
a. **Treasurer’s Report –**
 - i. Tom asked what the meaning was of the term “primary” used in the Treasurer’s report. He wanted to know if it was an accounting term. Stan used it to denote the largest outstanding delinquent accounts. He will not use it in future reports.
 - ii. Tom indicated there was a typo. Stan had inadvertently used 4/20 instead of 4/30 when listing the past due account date. Stan will correct the date.

Debbie stated that for future reference, these types of questions could have been addressed/corrected as part of the discussion under the Consent Agenda motion, just like addressing a correction to the minutes and would not have required removing the report and thus delaying the meeting.

b. 2025 Neighborhood Grant Submission – Mike

Mike Majewski has met with the City this week. There are two ways we can receive the proceeds; either we can receive and disburse to vendors or the City will track the payments and pay vendors directly. Mike has chosen the latter option. Mike will be working on a schedule of tasks needing to be completed – street tree program and other non-street trees.

c. Update on Owner Occupied Units –

A final denial letter was sent to the Bayside owner regarding their request. Two additional issues have been identified in South Lakes – one on Port Royal and one on Kingston. Letters have been sent to the owners for clarification. Ted suggested we ask our attorney to write an opinion letter regarding the owner-occupied status as outlined in the Bylaws and action that can be taken if an owner refuses to comply. The board also discussed the contents included in the welcome packet sent to new owners and also the requirement of owners to furnish TNG with a copy of their personal homeowners insurance COI.

d. Update on Foreclosure units –

Debbie reported that our attorney has continued to be in conversation with the owners on both units. One unit is in the process of closing the sale of the unit and the other unit is now off the market.

e. 2025-26 Insurance Update – Debbie

Insurance statements are in the mail today with a payment due date of June 1, 2025. Payments received after June 15 will be considered late and subject to normal late fees. Included with the statements are a letter of explanation and references to the Bylaws, Fourth Amendment to Declaration and the Indiana Condominium Act. Debbie will be working with TNG to monitor receipt of each owner's COI for 2025.

f. Great American Clean-up Dumpster – Kenderick

A dumpster was placed on the Clipper parking pad on Friday, May 3 and picked up on Monday, May 6. Residents dropped off trash and TVs, no tires. Someone picked up the tv placed outside the dumpster and several others along with electronics were placed inside. If we do this again, better instructions will need to be followed.

g. CBU Mailbox Update – Kenderick

Kenderick has spoken to the Northwood substation manager, Greg. Several positions have been eliminated that used to provide mailbox maintenance. He will forward this to the district manager for follow-up.

V. New Business –

a. Pool Opening – Stan

Stan needs help getting the pool furniture out tomorrow. Maleah will be asked to do a “deep” cleaning of the bathrooms.

Stan reported that Greg McDougal wasn't notified about not doing pool cleaning and water testing. We contracted for all work – pre-season and weekly – to be completed by Olympia in 2025. Greg still had a fob and a key to the mechanical room and had completed services unbeknown to us. **Ted Williams moved and Stan Scheumann seconded that we need to pay Greg \$300 for the time spent thus far. Motion passed.**

b. Insurance Letter to Legislature - Mike

Mike discussed the draft of a letter to legislators that will hopefully explain the situation regarding the way the Indiana Condominium Act impacts associations currently. Our attorney, Tom Murray has reviewed the initial draft and is encouraging us to continue. The officers will be meeting with Tom to discuss this issue further. Mike will also be working on an updated draft for further discussion.

c. Summer Parties – Karen

In Karen's absence, Debbie reported that Karen will be meeting with the Hospitality Committee about the parties on May 20. Kendrick would like to propose a party idea. He was encouraged to talk with Karen about his idea.

VI. Announcements –

- a. **Garage Sale** – May 15 & 16
- b. **Next Board Meeting – June 19, 2025 at 5 pm – Clubhouse**
- c. **2025 Annual Meeting** – Thursday, October 16, 2025 – St. Joe Township Hall

VII. Adjournment –

President, Ted Williams adjourned the meeting at 6:15 pm and asked that the officers stay for Executive Session

Respectfully submitted,

Debbie Woodroof
Secretary