

LAKES OF BUCKINGHAM CO-OWNERS ASSOCIATION

Board Meeting Minutes

July 17, 2025

- I. President, Ted Williams called the meeting to order at 5 pm
Board Members present: Ted Williams, Stan Scheumann, Mike Majewski, Kenderick Boyd, Karen Gleave, Jim McCann, Janet Papiernik, Tom Steinhauser and Debbie Woodroof
Residents present: Jennie Keltsch – 5910 Port Royal,
- II. **Resident Concerns –**
- Jennie Keltsch – voiced concerns regarding Japanese Beetles, brown spots in areas, rip rap rocking around the lake behind her unit and lake edge weeds. The Grounds committee will pursue answers regarding her concerns. *As a follow-up this information was passed on to the Board and Jennie on 7/21/25: Grub Control granular insecticide application was done in 5/29. LandArt states that application was done at the correct time in late Spring and will impact eggs laid in the Fall that are set to hatch next Spring when the ground warms up. The beetles we are seeing now were laid as eggs last Fall and hatched this Spring. As we all know, Japanese Beetles are nearly impossible to eradicate entirely, but the good news is, their lifespan is only about 30-40 days. Since they fly, they may be coming from surrounding areas that don't do grub control. Aquatic Management dispatched two crew members to spray for perimeter weeds on both the lake and the ponds in LOB. It is important that we leave this weed control to the experts in order to limit our fish kill risks.*
 - Debbie Woodroof discussed a recent series of emails from Ginny Piersant – 2932 Clipper Cove, voicing her concerns with an exposed Comcast cable. She feels Pfister should have buried it when they did a head repair during the Spring startup.
 - Kenderick Boyd voiced concerns about sprinkler heads not functioning appropriately. Debbie reminded Kenderick that if it isn't reported, Pfister doesn't know that there is a problem.

III. **Approve Consent Agenda –**

June Meeting Minutes – 6.19.25

Tom Steinhauser asked that in the discussion under the treasurer's report, the word "jeopardize" be changed to "increase risk". He also questioned the wording under Old Business, b. 2025-26 Insurance Update, After lengthy discussion Debbie suggested that the sentence be changed to read "executive board made the decision to" instead of "officers were able to". **Kenderick Boyd requested a roll call vote on this language change. The vote was seven in favor with Tom and Kenderick opposed. Motion passed.**

Treasurer's Report – June Financials

Total assets include – Checking - \$139,445.80, Savings - \$172,731.44, for a total of \$312,177.24. There are nine accounts ranging from 30 days to over 90 days past due for a total amount of \$16,008.26.

Tom questioned the accuracy of the dollar amount listed on the P & L for Insurance REMB/Owner paid - Other. Stan will confirm this is a net number on the P & L Budget vs. Actual.

Committee Reports –

Amenities –

- Letter sent to residents reminding them of pool rules and progressive violations process
- Police liaison contacted and police report filed based on incident at the pool on 6/19/25
- First incident violation notices sent to two units – unaccompanied guests using fob and underage juveniles accessing pool
- The storage cabinet on the pool deck was repaired and reassembled

Architecture –

- Requests were received and approved for –
2516 Kingston – Patio extension

Grounds –

- Violations letters sent in June and July for: Shepherd's hooks, backyard planting areas/weeds, inoperable vehicles, dog excrement, garbage cans and turf repair

- Light post maintenance reminders were sent to three units in North Lakes
- Site Requests were received for:
 - 5711 Bayside – Irrigation head and tree trimming – irrigation complete, scheduling tree trimming
 - 2925 Seafarer – standing water – waiting for contractor recommendation
 - 2506 E. St. Thomas – request for tree analysis – completed by J.A. Ford
 - 3026 Seafarer – request for tree trimming and landscape repair – scheduling trimming and getting landscaping bids
- LandArt completed 1st shrub trimming week of June 23 and June 30
- Wayne Johnson reported for the Goose Patrol that he and Steve Scott participated in oiling the eggs in 8 nests in LOB. Six nests were along the south lake, one nest was between the two north lakes, and one nest was in the back planter at 2617 Neptune. All of the nests were oiled twice. A total of 51 eggs were added. The nests were located at (exact addresses may not be accurate):
 - a) Nest 1: 2025 Kingston Point – 7 eggs
 - b) Nest 2: 2521 Kingston Point – 8 eggs
 - c) Nest 3: 2502 E St. Thomas – 7 eggs
 - d) Nest 4: 2516 E St. Thomas – 6 eggs
 - e) Nest 5: 5906 Port Royal – 5 eggs
 - f) Nest 6: 2509 Old Pond Cove – 9 eggs
 - g) Nest 7: Between the two small north lakes – 6 eggs
 - h) Nest 8: Backyard of 2617 Neptune Crossing – 3 eggs
 - i) Between April 28th and May 22nd, all eight nests were abandoned. To my knowledge, none of the eggs hatched, though I haven't confirmed that with nests 4 & 6
- Committee will be meeting within next two weeks to discuss LandArt bid for easement area projects. Plan to present proposal to board at August meeting for action in 2025 and for 2026 budget
- Potholes were reported to 311 on Cutter, Seafarer and two places on Kingston

Debbie Woodroof moved and Karen Gleave seconded that the Consent Agenda be approved with the adjustments to the minutes as discussed. Motion approved.

IV. Old Business –

a. Pool Issues – Stan Scheumann

- i. **Inappropriate Access – Violations process** – LOB continues to have non-resident juveniles accessing the pool as well as resident violations occurring. First incident violation letters have been sent out in two situations. Most recently non-resident boys have moved the storage box over to the pool edge using it to jump in the pool. All residents are encouraged to call the police non-emergency number, 427-1222 to report inappropriate activity as it is happening. The Village of Buckingham president indicated recently they have also been having problems with teenagers accessing their tennis courts.

b. 2025-26 Insurance Update – Stan –

The notice about using ACH to pay the annual insurance assessment was inadvertently left off of the 2025 invoices. This may have caused a couple of owners to incur late fees. Future invoicing will include the notice. A notice will be sent out to all residents about sending in their COI's as their policy renews. The association COI will be sent with that reminder. **Tom Steinhauser moved and Kenderick Boyd seconded that the Association pay the Association premium on a quarterly basis. Stan Scheumann requested the motion be tabled in order to determine if there is a benefit to pay it off all at once or incrementally. Debbie Woodroof moved and Stan Scheumann seconded that demand letters be sent to those owners who have yet to pay their annual insurance assessment. Motion Passed.**

c. Update on Community Grant & Master Plan – Mike

Mike gave an update on the street tree planting. The sites have been marked by the city. The estimated timeframe is October. Sidewalk grinding will be taking place tentatively in August in LOB, Village and Villas of Buckingham. Mike is also trying to meet with the City person to discuss the major sidewalk areas over 2 inches out of alignment.

d. CBU Mailbox Update – Kenderick

Kenderick has not made any progress on getting in contact with the manager at Northwood substation.

e. Insurance Letter to Legislature Update – Mike

Mike is in the process of trying to get in touch with the State Dept. of Insurance.

f. Update on Owner Occupied Units – Debbie

TNG has not received any responses from either unit owner in South Lakes requesting clarification on owner-occupied status. The next step would be to have our attorney send a letter to both.

h. Foreclosure status Update – Debbie – EMP invoice approval

Debbie reported that our attorney is taking the next step in the foreclosure process by notifying the court to proceed with a Sheriff Sale on this unit. **Stan Scheumann moved and Tom Steinhauser seconded that a demand letter be sent to two unit owners in arrears in two quarters of dues and insurance payment for 2025. Motion passed.**

g. Meeting with Village and Villas regarding Lake cost sharing – Ted

The officers met with representatives from both boards on Friday, July 11 to discuss reimplementing the cost sharing of Lake Buckingham maintenance. The process was dropped around 2005. The Village acknowledges their covenants require a 10% repayment amount. The Villas covenants do not specify an amount, but previously their amount was to be 30% with LOB paying the remaining 60%. LOB will be issuing invoices in the near future. Debbie recommended having Eads, Murray & Pugh draw up an agreement for all three entities to sign and record so that this is not in question in the future.

h. 2025 Unit painting update – Mike

Those units who have yet to respond by July 1 on their schedule and contractor will be notified that the association will be proceeding with obtaining bids and having their unit painted for them.

V. New Business –

a. J.A. Ford Tree Invoice -

Stan Scheumann moved and Tom Steinhauser seconded that we approve the invoice submitted for \$3,112.50 for tree trimming removal. Motion passed.

b. Budget Planning – Stan

Stan would like have those responsible for line-item amounts to send those numbers to him by August 5.

VI. Announcements –

a. Resident Party – August 12, 2025 at 6 pm – Clubhouse –Ice Cream Social

b. Next Board Meeting – August 21, 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 7 pm.

Respectfully submitted,

Debbie Woodroof, Secretary