

LAKES OF BUCKINGHAM CO-OWNERS ASSOCIATION

Board Meeting Minutes

September 18, 2025

- I. President, Ted Williams called the meeting to order at 5:03 pm
Board Members present: Ted Williams, Stan Scheumann, Mike Majewski (via Zoom), Kenderick Boyd, Jim McCann, Janet Papiernik, Tom Steinhauer and Debbie Woodroof
Absent: Karen Gleave
Others present: Tim Becker – 5705 Port Royal and Linda Ross – 3026 Seafarer
- II. **Resident Concerns – None**
- III. **Approve Consent Agenda –**
August Meeting Minutes – 8.21.25
Treasurer's Report – August Financials
Total assets include – Checking - \$88,976.27, Savings - \$173,407.55, for a total of \$262,383.82.
Committee Reports – None
Debbie Woodroof moved and Janet Papiernik seconded that the Consent Agenda be approved as submitted. Motion passed.
- IV. **Old Business –**
 - a. **Review of 2024 Annual Meeting Minutes –**
Debbie asked if anyone had any edits needed on the meeting minutes from last year's annual meeting. Hearing none, the minutes will be included in the meeting packet that will be sent to all residents.
 - b. **Amenities Update – Stan Scheumann**
 - i. Still waiting on Dave Gross to repair/replace the exit button post on the tennis court.
 - ii. The pool cover has been placed. Stan and committee will be organizing the furniture. We will need to use the women's restroom as the Village is not able to let us use the barn for storage. The women's restroom will need to be winterized and the drinking fountain removed and stored. Once completed, the deadbolts will be engaged and the men's restroom access will be from the inside.
 - b. **2025-26 Insurance Update – Stan/Mike/Debbie –**
The policy COI still needs to be sent to residents. A cover letter will be accompany the document explaining the process/requirement for residents to submit their personal insurance policy COI to TNG. Mike has been working on the interim D & O policy to bridge our coverage from 10/1/25 – 6/1/26.
 - c. **LandArt Herbicide/Fungicide Application - Debbie**
Debbie explained that we will be receiving a credit from LandArt for \$1,500 because the application did not cost as much as originally indicated.
 - d. **CBU Mailbox Repairs – Debbie**
Debbie reported that Chris Eastman completed the repairs of the mailbox bases on Port Royal and Bayside. The total cost came in at \$900.00 for both.
 - e. **Foreclosure status Update – Debbie**
Debbie reported that our attorney has filed all of the necessary paperwork for the Sheriff Sale. Unfortunately, Allen County has a backlog for processing sales that will probably not be scheduled until sometime in January 2026.
 - f. **Village and Villas invoices for cost sharing – Ted**
TNG created and sent invoices to each for their share of the maintenance costs for Lake Buckingham with a due date for payment of September 30. The Villas president has informed us that they do not intend to comply. We fully expect the Village to make their payment. Debbie will ask our attorney if we have any recourse with the Villas.
 - g. **Sidewalk repairs, Old Pond Cove easement & Grant/Street Tree Planting updates – Mike**
The City has been working in the Village and they have started on Port Royal starting the grinding of sidewalks that are out of alignment two inches and under. Gilbert's Lawn has been working on several projects on Old Pond Cove. Payment will come out of the AEP settlement money. Mike is coordinating the trees along Old Pond, Clipper and Seafarer from the neighborhood grant funds.

V. New Business –

a. Architecture Committee – Mike

Mike asked Tim Becker to explain his request for an exception to the policy regarding installing a vinyl siding product on his unit. Mike explained that the exception was needed as Tim is a duplex unit and his adjoined neighbor does not want to install the same product. Tim indicated that the colors match our existing paint colors and will match the siding reveal is equivalent. Tim does not have a sample of the material. Tim has already signed a installation contract. **Mike Majewski moved and Tom Steinhauser seconded that the board approve the exception request. The vote was five in favor and three opposed. Motion passed.**

b. Proposed Bylaw Amendments – Debbie

Debbie presented the recommended changes from the governance committee. Any changes to the bylaws must be voted on by the residents before changes can go into effect. **Tom Steinhauser moved and Kenderick Boyd seconded that each of the recommendations be listed separately on the absentee ballot in the annual meeting packet. The vote was two in favor, five opposed and one abstention. Motion failed.** After an extended discussion regarding the committee recommendations, the board could not come to unanimous agreement regarding the recommendations. The only items the board would agree to propose amendments were minor word changes. **Debbie Woodroof moved and Jim McCann seconded that agreed upon bylaw amendments be included in the mailing packet for the annual meeting. Motion passed unanimously.**

c. Draft Budget Review – Stan

Stan discussed a draft working budget with four different scenarios based on maintaining the current dues at \$675 or raising dues at three alternative amounts. Stan also passed out an analysis of assessment increases. Stan also discussed a recent meeting with a representative from Chase about moving our accounts to Chase. The officers will be meeting with TNG about this as well. 10 potential capital improvement projects have been submitted and were discussed in detail. Due to the late hour and the inability of the board to come to consensus on the proposed budget, the board will need to hold a special meeting to finalize the proposed budget. The meeting was scheduled for Monday, September 22 at 5:30 pm. Debbie reminded the group that the meeting packets will need to go out by the end of September to meet the required deadline of 14 days prior to the meeting.

VI. Announcements –

- a. Next Board Meeting – November 20, 2025 at 5 pm – Clubhouse**
- b. 2025 Annual Meeting – Thursday, October 16, 2025 – St. Joe Township Hall**

VII. Adjournment –

President, Ted Williams adjourned the meeting at 9 pm.

Respectfully submitted,

Debbie Woodroof, Secretary