

Lakeshore Village Board Meeting

March 13, 2018

7:00 pm

Submitted By: Gretchen Feld

Board Members Present: Joanna Rodes, Gretchen Feld, Bridge Bickel, Larry Snipes, Tom Martin, Patricia Hughes, Nana Seitz.

Alternates Present: Meredith Pritchett

Board Members Absent: Wendy Becker, Karen DiGirolamo

Property Management Present: Ann Michel

Homeowners present: Kathy and Kyle Smith (77), Vivian Snipes (97), Chuck Powers (11), Angela Brown (33)

Call to Order: Meeting was called to order by Joanna Rodes.

Approval of Minutes: Bridge Bickel made a motion to approve the proposed minutes from February 13, 2018; Gretchen Feld seconded. Motion passed unanimously.

Board Report:

- **Insurance** – Joanna Rodes reported that the Board has approved an insurance policy from Philadelphia Insurance Co. for the year. The premium cost was about \$300 less than the policy last year. Our agent submitted our proposal to approximately 12 insurance companies and Philadelphia Insurance was the only company that submitted a bid. Most declined to quote it due to the age of the community and/or the fact that we have lakefront property. The only differences between last year's policy and this year's is the addition of Cyber Coverage and the removal of coverage for tennis courts, which we no longer have. The total came to \$64,297.45 for the year. Gretchen made a motion to approve the agreed upon insurance policy from Philadelphia Insurance Co. in the amount of \$64,297.45; Larry Snipes seconded. Motion passed unanimously.
- **Vandalism** – Ann Michel reported that since we sent an email to the neighborhood encouraging a neighborhood watch for local vandalism, we have not heard any further reports and have not seen any additional issues. Hopefully this trend continues. We continue to ask that if you see anything that looks suspicious, please alert Ann in the office so she can follow-up.
- **Policies and Procedures** – Joanna reported that we are in the process of revising the operational policies and procedures which are listed under the CCRs, by-laws and rules and regulations on the website. We are hopeful to have them finalized for approval by next month's meeting.
- **Lighting** – 2 of the new fixtures came down in the snow. They are going to be able to be reinstalled. All fixtures that we have purchased to date have been installed. Rick Barker has provided a lot of assistance to Tom Stinnett through digging work for the wiring. We are in the process of selecting a light for the exterior of the Clubhouse. We have found a smaller version of the post lights that is likely to be selected. We

have also installed a motion-sensor flood light down by the dock. The rest of the post lights will be ordered likely at the beginning of the next fiscal year.

- **Clubhouse** – The remodeling of the Clubhouse is well underway. We took off the mansard-type roof and replaced it with a soffit look. There were a couple of places where we uncovered rot that we weren't expecting but it has all been repaired. We have also replaced some of the boards on the dock that were the most deteriorated. We should be done with the renovations by next meeting.
- **Lawn Service** – We believe we're pleased with the new lawn service company. Through Joanna, Wendy asks that all homeowners contact Ann with any questions or concerns regarding the services. While they learn the property, there will probably be a few growing pains but they have been communicating well.

Financial Report

- Bridge Bickel reported that our Operating Account held \$29,541 at the end of February. We added to \$10,000 to the Capital account, bringing the balance to \$101,068. The roofing fund has \$74,771, the Operating Painting account has \$55,016, the Reserve Painting account has \$165,936. We were \$5,000 over our budgeted amount for our maintenance fees due to Ann's efforts to collect outstanding balances. Our late assessment is a negative figure (-\$53.79) due to our one-time offer to forgive some late fees in an effort to help homeowners become current on their accounts. Our grounds contract amount was \$1,188, which was the end of one contract and before we began billing for the new service. So far this year, we have spent \$16,191 for snow removal. That's pretty much our budgeted amount for the year. This latest snowfall will put us over budget but we haven't received the bill yet. We spent \$139 that wasn't budgeted on the new signs announcing the monthly meetings for the entrances in an effort to encourage attendance at our monthly meetings. We ended up \$5,066 in the black for the month and \$32,745 in the black for the fiscal year to date.

Property Manager's Report:

- **Branch removal** – Rick is working on cleaning up as many branches as he can safely on his own, especially those blocking sidewalks. Joel DiGirolamo will do a walk-through of the facility next week to identify trees that will need a professional pruning following this storm.
- **Electrical** – We continue to troubleshoot some lights that are still tripping in the wet weather. Ann asks for your patience, as it can be a long process to identify the problem(s).
- **Website** – Ann and Tom Martin are working together to ensure the website is as up to date as possible.
- **Beautification Committee and Vegetable Garden** – Ann would like to thank all of you who volunteered to participate in the Beautification Committee and help with the vegetable garden. She got a nice response to the requests.
- **Pet Waste Receptacles** – Ann reported that we are working with GreenSource to determine if we are eligible for free pet waste collection stations. They do two surveys of pet "deposits" to determine if an area qualifies for the stations.
- **Recycling Rosies** – We have ordered 3 more to increase our recycling abilities. The city is doing an audit of our property to see if we qualify for a recycling dumpster. It would be based on usage and available space. We're hopeful they will simply provide us with the additional Rosies we requested.
- **Dock Plaque** – Steve McCubbins reattached the plaque that is down by the dock honoring Jack L. Caudill.
- **Pool School** – Ann is registered for "Pool School" for March 22 and Rick is recertified. Ann has been in communication with the property manager of

Lakewood Park Apartments and we may try to work out a system to help each other with our weekend pool maintenance schedules.

- **Homeowners Association Seminar** – Ann and some board members are scheduled to attend this session together on March 24.
- **New Homeowners** – Closings are pending on the following units: 131, 79 and possibly 86.
- **PAC reminders** – The first round of reminders have been distributed and Ann has been getting calls regarding contracts and with questions.
- **Aging Receivables** – Ann has been working hard on this list and has gotten it down to a manageable level now and is working on reaching out to people prior to the late fee deadlines to avoid having to charge homeowners late fees.

Committee Reports

- **Communications** – Tom seconded what Ann said during the property report. He added a request that if you have any contractors that you have used and would recommend, please let him know their information for inclusion on the website.
- **Social Committee** – Patricia Hughes reported that there is another pancake breakfast scheduled for March 24 from 10 am – 12 pm. There will be some mimosas and coffee in addition to the pancakes. Another reminder will be sent out as we get closer.
- **PAC** – Larry Snipes reported that not much has happened since last month. 2 more units have been inspected as they had some questions. We have about 12 units left to inspect for the year. Ann has been working to update the shared spreadsheet.
- **Beautification** – Joanna Rodes reported that we are getting a small amount of money from Bill Farmer’s office to install a pollinator garden on the hill between the pool and the lake. The grant will include the services of a designer who will host a meeting at LSV in April to discuss the importance of native plants. A flyer will be distributed soon.

Old/New Business

- No old/new business

Meeting was adjourned by Joanna Rodes.