

LAKEVIEW CONDOMINIUM ASSOCIATION
Annual General Meeting Minutes
Monday, February 28, 2022
Via Zoom

The Annual General Meeting was called to order at 5:33 pm.

A quorum was established with 33-Ballots being received [representing 46% return], and 8 unit owners logged in for the Zoom meeting.

Board Members in attendance: Mike Gale – President, Mike Carr – Vice President, Ken Huguet – Treasurer, Janey Bennett – Secretary, and Erika Jett – Director at Large.

INTEGRA Management: Tess Allison and Cindyrae Mehler.

Presidents Report: Board President Mike Gale deferred his President’s Letter that had been included in the AGM packet mailed to all unit owners, and the letter from Mike Carr addressing maintenance items worked on this past year. The letters covered the past years activities and plans for the coming year including the need to bolster reserve funding in the effort to keep the association from having to impose a large future special assessment for capital projects.

Ballot Tally from AGM: Tess Allison gave the ballot tally report advising all measurers passed.

Approve 2021 AGM Minutes

- 31 Yes votes / 0 No votes

Approve 2022 Budget

- 29 Yes votes / 3 No votes

Election of Board of Directors

- Ken Huguet received 32 Yes votes
- Janey Bennett received 32 Yes votes

General Business:

Mike Gale addressed the 2022 Budget briefly on the dues increases noting that association funds have been spent wisely including landscape beautification, improvements at the beach cabana area including a huge cleanup of this area, tightening up on storage of items at the beach, improved monitoring of this area, substantial building siding work completed, a number of windows were replaced, updating the Reserve Study and using this as a guide on future long term maintenance component items.

Ken Huguet advises he feels the property is in the best position of a long time and that we are well on the way to getting the complex on track with funding.

Comments from the Membership -

Unit 220 Wonders about the FHA approval process. Would like to see the Board move to obtain FHA approval for the complex. Advises she was told that if 2-unit owners in the complex would seek Reverse Mortgages, the Broker she spoke with would cover the cost of seeking FHA approval.

Janey Bennett expressed interest in pursuing this option for the unit owners.
The Board will look into seeking FHA approval for the complex.

Unit 219 Wonders about compost/collection for food scraps/yard waste area?
The Board will look into this option and see what might be available.

Unit 107 Also expressed an interest in having a compost bin/area.

Unit 125 Wonders if the Board has considered raising the dues higher – a more substantial increase that would be for a long-term time?

Treasurer, Ken Huguet responds that yes this has been discussed and this option was looked into. This may be an option the Board may look to in the future.

Unit 118 Wonders if a paint schedule has been set for the buildings yet?
Inquiry about door replacement for units?

Vice President Mike Carr responds the paint schedule has not been set yet. It is budgeted to paint and repair sections of the complex each year for several years. Taking care of the structural integrity of the buildings is the 1st priority, but painting is factored in the Reserve Study and is being addressed. Door replacement is scheduled in the Reserve Study as a phased project. Reminds all that construction & materials costs have risen significantly.

Unit 108 Wonders who maintains the Work Out Area in the Clubhouse?

Board President Mike Gale responds he donated some of the equipment and a cleaning crew comes through and wipes this area/the equipment down and keeps the room clean. There is no scheduled maintenance contract for the equipment. Most of it has been donated to the complex. Asks that if any resident notices there is a piece of equipment in the gym that has a malfunction, to notify INTEGRA Management and they will email the Board for repair/correction of same.

Reminder to Save the Date for next year's AGM: January 12, 2023 at 5:30 pm – HOPEFULLY a sit-down, get together in the Clubhouse!

There being no further business, Mike Carr moved to adjourn the meeting; Kenneth Huguet 2nd the motion; and the meeting was adjourned at 6:20 pm.

The Board Members will meet briefly following this meeting to determine Officer Positions for this year and to schedule Board Meeting Dates for this year.

Respectfully submitted,

Janey Bennett
Board Secretary