

**LAKERIDGE CONDOMINIUM ASSOCIATION**  
**BOARD MEETING MINUTES**  
**NOVEMBER 17, 2022**  
2:00 PM Community Room

**CALL TO ORDER;** The meeting was called to order by President Bill Humphreys. All stood to recite the Pledge of Allegiance.

**ROLL CALL:** Bill Humphreys, Rick Hoffman, Karen Eversden, Tony Thigpen, Don Carradin and Russ Chafee (condo manager) were present.

**APPROVAL OF MINUTES FROM THE LAST MEETING:** Having read the minutes sent to them, the Board was asked for approval or corrections. None being heard, Rick moved we accept the minutes as written, Don seconded, all agreed. Minutes are approved.

**PRESIDENT'S REPORT:** Bill expressed sadness on the death of two residents this month, Roger Powers (310) and Frank Gross (304). He also expressed joy over the fact that our most recent hurricane Nicole, did no damage to our building or units.

**TREASURER'S REPORT:** Operating-\$7,637.66; Reserves-\$110,622.51; Savings-\$74,645.84

**MANAGER'S REPORT:**

Debris-Russ states he has called the city and the condo reps next door to get the hurricane debris picked up. This is a growing problem since strangers have been dropping their loads there. The city states they are all backed up and will get to it in about thirty days.

Walkways- Russ has reached out to two companies with no results. This will need to be a two- phase project: decorative coating and water proofing. He will decide on a system then get bids.

Milestone inspection has been done by Andy Sager. We are waiting for the results. The structural Integrity reserve study has not been done as yet.

The cleaning of shuffleboard courts and tennis courts is pending.

## **COMMITTEE REPORTS:**

Safety- David Lane warns us about visitors bringing dogs into our building. They must follow our rules as to breed and size and must be on a leash when not in the condo. Make your visitors aware of our rules regarding dogs, please.

Social- Cissy reminded all that tonight is the birthday party. Thanksgiving dinner is planned for Sunday, Nov. 20. Admission is \$10/person, bring nothing. We can accommodate 50 persons. The Christmas party is 12/17. The New Year's party will be on Sat. Dec. 31 at 7 PM. Cissy would like to get the newsletter out early, so get any info in to her early in December. Particulars for all social events will be in the newsletter.

## **OLD BUSINESS:**

Rooftop buyout- A Board discussion followed regarding what to do. The first solution was to take out a loan to eliminate our assessment fee. It was decided that taking on more debt would not be wise. The second solution was to push out the window project another year. It was decided that this was not wise since some windows are leaking badly, and our inspection may mandate that they be done sooner. The third solution was to negotiate with American Tower for a much better deal. Rick made a motion that we send a letter to American Tower rejecting their offer and requesting a copy of their contract with T-Mobile. This would open the door to further negotiation. When and if we get an acceptable offer, then we can have an expert examine the small print. Meanwhile, we are not out anything. Tony seconded the motion. All were in agreement.

**NEW BUSINESS:** none

**OPEN DISCUSSION:** Residents were allowed to give their opinions and ideas on the items discussed at today's meeting.

**NEXT MEETING;** (Annual Meeting) Jan. 19, 2023, 6:00 PM

**ADJOURNMENT:** Tony moved we adjourn the meeting, Karen seconded, all agreed. The meeting was adjourned by Bill at 3:12 PM

Respectfully submitted, Karen Eversden, Secretary