

La Croft Board of Directors Meeting via Zoom
November 10, 2023 8:30 am

Attending: Steve Waterbury, Carl Weiss, Doug Walker, Paula Silver, Anita Laurila,
Diane Herder and Scott Richards

Absent: Sue Conway

Minutes of October 13, 2023 –Doug Walker moved and Carl Weiss seconded motion to approve. Motion carried.

Doug Walker Stabilization report

1. Due to design changes to stabilize porches, the cost will be increased by \$160,000.00. Even with this addition, the original budget will still be close. Revised Budget is \$1, 610,000.00.
2. Hardman will start with new designs to stabilize the porches on November 20, 2023 or soon thereafter.
3. Strain gauges are on grade level, but Soils and Structures will raise them higher for more accurate readings. Carl Weiss asked for motion gauges to be installed on walls. Doug Walker will ask contractors to install them.
4. Spence Brothers still has not provided:
 - a. A copy of the bond
 - b. A copy of the builder's risk policy
 - c. A copy of certificate of insurance

Site Planning will remove south stairs to the beach and has not yet provided a proposal and cost for the second set of stairs to the north.

Carl Weiss Financial Report

1. Five Additional Assessments due in September have not yet been paid. Carl has contacted owners who are in arrears.
2. Carl is working on the budget and will give the 2nd Quarter report in our next board meeting.
3. Carl has purchased a 30-day CDs of \$500,000.00 of Additional Assessment money at 5.25% per annum. The \$100,000 CDg purchased last winter will be renewed for one year as each 1/3 comes due.
4. Owners' payment of second installment of Additional Assessment will likely be due at the end of December if construction work proceeds as hoped. Owners will be notified by email and letter.

Anita Laurila Report on Swimming Rules and 50th Anniversary

1. Current official swimming rules will be checked against newest revised rules. If in compliance we will vote on the rules and order new signs to be made.
2. Anita asked each board member to send her ideas on how to celebrate our 50th anniversary.

Paula Silver is working on the Fall Newsletter and anticipates putting the following contents to be published by mid November:

1. Porch stabilization progress/update
2. Retainer wall completion
3. Completion of pool tile repair
4. East side painting has been completed, and caulking on north end-walk/common areas has been completed.
5. Update on water level of Lake Michigan

Diane Herder suggested inserting a note in the newsletter reminding condo owners not to contact Scott on his only day off, which is Sunday.

Scott Richards Resident Manager's Report

1. Poison Ivy Project waiting on bids
2. Garbage pickup is working on Wednesdays
3. New lobby information boards have been installed.
4. Scott suggested that we hire a company to install new floor mats in lobbies each week—which will be discussed at next L&A committee meeting
5. Cost of fixing pipes in Community Room from 203 is \$1936.
6. Scott was approved to purchase a snow blower.

Items on hold for future meetings:

1. Possible review and modification of Board Election Process
2. Moratorium on new e-Bikes/ e-scooters and related rules
3. Development of e-bike storage policy
4. Development of boat storage policy
5. Possible creation of Annual La Croft Calendar
6. Clean-up of room under the pool

No Executive session

Meeting adjourned at 9:45 am.

Notes taken by Diane Herder for Secretary Sue Conway