

**Handling Complaints** – Direct owners to put maintenance requests and miscellaneous complaints/issues in writing (e-mail/text) to Scott to share with L&A and/or Board as necessary – not wait until annual meeting.

## MINUTES

La Croft Condominium Association  
Special Board of Directors Meeting  
June 21, 2023  
Via Zoom

**Present:** Steve Waterbury, President; Doug Walker, Vice-President; Sue Conway, Secretary; Carl Weiss, Treasurer; Diane Herder

**Absent:** Paula Silver and Anita Laurila

**Resident Manager:** Scott Richards

### PURPOSE OF MEETING

President Steve Waterbury called this meeting to discuss Board presentations and other plans for the upcoming July 1 owners meeting and social event. The owners meeting announcement and accompanying materials were mailed to owners last week.

#### **Beach Access Stairs**

Doug reported that Site Planning has agreed the new beach access stairs will be moved to the other side of the groin, the angle of the steps will be lowered to approximately 45 degrees, the height will be dropped by about 15 inches and chains will be placed across the entry for security until the opening is fixed. These changes may take place before the owners meeting.

#### **Fire Pit/Seating Area.**

At the owners meeting Doug will discuss a preliminary proposal for a fire pit and seating area, subject to eventual owner vote on the final project, including cost and design.

#### **Building Stabilization Project.**

Doug and Carl will present information on the upcoming south end stabilization project, including timing and anticipated cost. Doug will describe the bidding process and bids received, and Carl will cover the additional owner assessment that is required and dates for payment.

#### **E-Bike Concerns; E-Vehicle Chargers.**

Diane will discuss current research on fire dangers presented by e-bike batteries and a potential meeting with the City of Charlevoix electrical department re: e-bike safety and electric car charging stations.

**Reserve Study; Financial Review.**

Carl will cover the results of the Reserve Study completed last fall as well as the independent review of La Croft's 2022 – 23 financial statements by the Rasmussen, Teller, and Caron CPA firm in Petoskey.

**ADDITIONAL BOARD CANDIDATE**

In response to the recent owners meeting announcement regarding upcoming Board elections, Pat Brinker (unit 607) notified Steve that she desires to be a candidate for the remainder of Steve Trecha's two-year term. Accordingly, the election ballots have been revised to add Pat's candidacy and biographical information, and owners will be notified of the additional candidate prior to the meeting.

Meanwhile, it was agreed that our Board election process should be revised to eliminate nominations from the floor and require that interested board candidates be identified reasonably in advance of the owners meeting.

**PURCHASE OF AED**

As recommended by Anita at the June board meeting, it was agreed that the Association purchase an automated external defibrillator (AED) for La Croft.

**ADJOURNMENT**

All business having been concluded, the meeting was adjourned subject to a possible additional meeting prior to July 1 if necessary.

Respectfully Submitted,

Sue O. Conway, Secretary

