

## MINUTES

La Croft Condominium Association  
Board of Directors Meeting  
December 13, 2022  
9:00 a.m.  
Via Zoom

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

**Absent:** Paula Silver, Doug Walker

**Resident Manager:** Scott Richards

**Guests:** Becky Briscoe, John Ringwelski (Unit 201)

### MINUTES OF PRIOR MEETING

A **MOTION** by Diane seconded by Carl to adopt the minutes of the November 15, 2022 meeting was unanimously approved.

### LANDSCAPE AND ARCHITECTURE COMMITTEE REPORT

In the absence of Doug Walker, Carl Weiss reported on behalf of the L&A Committee.

Plumbing Stacks. The schedule for the plumbing stack project has been tweaked to accommodate a break in the work to allow affected owners to use their condominiums during the holidays.

Water damage to units 101 and 201 caused by use of unattached drain pipes in unit 301 was cleaned up with much effort by Scott. It appears necessary to provide additional communication to residents not to use the plumbing, including toilets and showers in the affected units during the project.

Boat Storage. Diane reported that most boats have been cleared off La Croft's waterfront property in advance of the building stabilization project. The few remaining are expected to be moved prior to commencement of drilling or other stabilization work.

Building Stabilization Report. Work continues on schedule for completion of the building stabilization report. The Soils and Structures report is expected shortly.

Potential Contractors for Building. The L&A Committee has identified and is meeting with three potential contractors for the building stabilization construction work: Kent Companies, Team Elmers, and Spence Brothers.

Beach Access. With Lake Michigan water levels down significantly and the welcome appearance of beachfront sand, L&A is reviewing options suggested by owner Sherri Weissman and others to provide safe and attractive beach access from the concrete boardwalk to the beach.

Owner Idea for Sitting Area. Owner John Bolhouse (Unit 309) has suggested construction of a fire pit and sitting area for beach chairs near the bottom of the concrete steps at the south end of the boardwalk. John Ringwelski (guest) noted that this could create a smoke problem for La Croft residents and recommended that the fire department and health officials be consulted.

In order to address these and other questions the Board may have, Diane will invite John Bolhouse to the January board meeting to discuss. Steve suggested to John Ringwelski that he attend the January meeting as well.

## **FINANCE COMMITTEE REPORT**

Quarterly Budget Report. As Board Treasurer, Carl noted there were no surprises in the second quarter budget report but reminded that under our accrual system, expenses do not necessarily match the budget quarter by quarter but should even out eventually.

Reserve Study. The author's description of how our financial reserve system (special reserves and pooled reserves) works has been modified and the Finance Committee is now reviewing the revised report. The Committee will meet next week to finalize the report and the revised report will be sent to the Board. Final completion is expected by January 1.

## **EXECUTIVE SESSION**

The Board then went into Executive Session to discuss the resident manager's 2023 employment agreement. Following discussion, Sue moved that the agreement be approved, with the only substantive changes from the prior year being to change the manager's evaluation date from December 1 to November and to accept minor revisions to Addendum A (job duties). The **MOTION** was seconded by Carl and unanimously approved. Consistent with past practices a 2022 Christmas check of \$500 for the resident manager was also approved.

Finally, upon a **MOTION** by Paula seconded by Doug, the Board unanimously accepted the resignation from the Board tendered earlier by Steve Trecha.

### **OLD AND NEW BUSINESS**

There was no old or new business to be presented.

### **ADJOURNMENT**

Regular business having concluded, the meeting was adjourned at 9:50 a.m. The next regular meeting is scheduled for Tuesday, January 13, 2022 at 9 a.m.

Respectfully Submitted,

Sue O. Conway, Secretary

