



LA CROFT CONDOMINIUM ASSOCIATION

103 WEST DIXON AVENUE
CHARLEVOIX, MICHIGAN 49720

LANDSCAPE AND ARCHITECTURE COMMITTEE REPORT

2017 ANNUAL OWNERS MEETING

**L & A COMMITTEE'S LACROFT STANDARD IN THE FOLLOWING ORDER:
SAFETY, STRUCTURAL INTEGRITY, COST AND AESTHETICS.**

G3 PROJECT:

We have completed the G3 (Generation 3) project on time and within budget. This includes many minor and major items including major repair/construction of the parapet wall on the building roof, sealing of all decks 2 through 6 on the East side of the building, replacing and improving the board walk on the beach, totally renovating the pool and pool area, repairing and adding new railing in several areas, and reconstruction of all soffits (including new vents) on all floors of the East side of the building.

CAR PORT ROOFS: The roofs have been power washed, repaired, coated and sealed.

BEACH & EROSION CONTROL: Members from the committee have met with the DEQ and the Army Corps of Engineers to review our beach and high water levels. We have contracted with Lyons Marine Construction to move our revetments back in place that were moved last winter by the water and ice.

DRYER VENTS: The vents in all 64 condominiums were professionally cleaned.

CONDOMINIUM ENTRY DOORS: All entry doors were professionally sanded and painted.

CENTER STAIRS/TOWER: Leaks will be repaired by Butcher and Butcher starting September 11, 2017.

AGGREGATE ARCHWAYS: Several archways through out the building have deteriorated/damaged and will be repaired by Ram Construction in September.

POOL FURNITURE: All lounges and chairs have been stripped, power coated and newly re-stripped plus the small tables have been replaced. Two new umbrellas and bases have also been purchased.

NEW WASHING MACHING: Has been purchased and installed in the laundry room.

LONG RANGE PLANNING: (Attached)

As part of our long-range planning, our committee is developing a “Project Time Line” that looks ahead ten years in an effort to identify what projects need to be done and anticipated costs. This “Project Time Line” will be a **work in progress** maintained by the L & A Committee and submitted to the board as a whole for study and decision making. Examples of projects to be anticipated and budgeted for: Roof replacement, re-paving of parking areas and sidewalks, pool furniture replacement, Community room kitchen update and furniture replacement, repair of concrete archways, maintenance of walkway bridge, repair and replacement of additional railings, re- painting in carports, and future repair of North and South towers etc. This is for information only and will not be discussed in detail at this meeting.

Submitted by
Ron Bovee, Chair