The meeting convened on Tuesday, August 16, 2022 @ 7:10 pm, via Zoom.  Present at the meeting were:

Mr. Ernest Walker, President, LPC

Ms. R. Selina Evans, Vice President, LPC

Ms. Erika Tillery, Sec'y LPC

Ms. Marquita Washington, LPC

A Host of LPC Residents

Mr. Steve Marsh, Q1, Property Manager for LPC

Mr. Walker welcomed those present to the meeting, and asked for a moment of silence to honor/remember family, friends, military and law enforcement lost to COVID, other illnesses, and tragedy.  After the Board Members and Mr. Marsh introduced themselves, Mr. Walker thanked the residents present, for their continued support of the Board and the work they do in conjunction with

Quality1/Mr. Steve Marsh to ensure that LPC maintains its status, and beauty.

The May 17, 2022 Community Meeting Minutes were read and approved.

Ms. Evans provided no additional updates to COVID in PG County.  The County's Health Department has continued to see an increase in COVID cases and recommends that any and all precautions should be taken especially, in light of the fact that youngsters will be returning to school in the very near future.  She also advised that LPC community lost 4 of its residents within the last 30-45 days.  Condolence cards were given to the families affected on behalf of LPC residents.

Mr. Marsh provided financial information for LPC.  As of July 31, 2022, LPC has an operating budget of $323,000[est] and $393,000[est] in Reserves.  $74,692.80 was transferred from the Operating Budget to our Reserves Account.  Additionally, LPC has a 13% delinquency rate. There are 25 owners who are 60 or more days late in payments.  Approximately $60,000[est] can be attributed to two owners. Mr. Walker and Ms. Evans will meet with LPC's Attorney in the near future. \*

Mr. Walker provided an update on the projects that are currently being done and/or completed.

\*Tree Trimming is still underway.  The process was slow due to weather conditions requiring the Company to be elsewhere then return to LPC.  Your patience is greatly appreciated.

\*RiteTemp is still continuing with the cleaning/clearing of condensation lines, and actually advised 3/4 units’ owners that their water tank/HVAC is in need of replacement.

\*Speed bump installation was completed. Residents do see a difference in the slowing of vehicles upon entering the property.

\* Corners where fire hydrants, etc. were painted

\* Gazebo area was cleaned up, brick replaced, and cement work done. A trash receptacle will be added in the near future. Be aware that our cleaning crew collects a large amount of trash from this area, as well as cleaning the areas around the dumpsters.  All this takes away from them cleaning the buildings

\* Some mailbox stands were repaired as they became rusted. Mr. Walker requested a meeting with the Post Master.  Currently awaiting a response. Mailboxes are owned by the PO.

\* Carpet was cleaned in all buildings.

\* Buildings were sprayed for ants/crickets.

\* New Stop Signs will be picked up and installed.

\* The Board is currently awaiting revised bids for the next stage of the balcony repairs. These bids should include warranty information, and 3-tier pricing.

\* Parking Passes/Towing--Mr. Marsh, Mr. Walker and Fast Lane Towing will do a clean sweep of the property in the near future, as the residents have had ample time to get their accounts in order.

\*Bulk Trash/Mr. Walker advised that other communities are experiencing the same problem as we in this area.  If someone has a recommendation on alleviating this problem, please share it with any member of the Board, or Mr. Marsh of Q1.

Mr. Walker advised that he reads all emails sent to Q1 for assistance and/or service.  If there is an issue that a resident has, please do not hesitate to call or   send an email to Q1 with your concern.  Additionally, a notice will be sent out pertaining to residents who are thinking about becoming a board member.  This notice will detail the qualifications needed.

Some of the future projects would be the repair of sidewalks, the utility closets in each of the buildings.

One resident advised that there is a hole in the wall in her bldg. [9800] and the light fixture covering is missing.  Another resident spoke on the need for

seeding in certain areas which reflect dirt or no grass. Mr. Marsh advised that seeding is done in October, and will be in contact with Artistic Landscaping to ensure that bear areas are given 'special attention'.

The meeting adjourned approximately 8:17pm

In the event I missed something or left something out, I sincerely apologize.

R. Selina Evans

\*Ms. Elecia Rawls, Treasurer, LPC was unable to attend.