The meeting convened on Tuesday, October 25, 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 September 20, 2022 Community Meeting Minutes were read and approved.

Ms. Evans advised that there is a triple threat for the coming months--the flu, RSV as well as COVID.  Continue to take the precautions, and for those that are eligible, please make the necessary arrangements for your COVID and flu shots.  LPC wants everyone in this community, as well as those visiting this community to be safe and healthy. Additionally, right now, the COVID shots are free, but sometime next year, the cost would be charged to your health insurance.

Mr. Walker advised those present of the following:

As a gentle reminder, please pick up and dispose of properly, your dog's waste. The cleaning crew would love to do a more thorough job in cleaning the buildings, but while they attempt to clean 6 buildings with each visit, they also pick up the trash in the gazebo area, around the trash dumpsters, and the parking lot.

The Winter months are upon us.  As such, please ensure that your furnace is working properly, and contact Quality One, if there is a vacant unit in your building. They will reach out to the owner of record.

There were five buildings in which front doors were repaired, JMJ is finishing up the six balcony repairs/installations.

Mr. Marsh will make contact with the tree trimming folks as there are less than 5 trees that still need their attention.

Mr. Marsh provided financial information which as of the above noted date, LPC has $196,843.66[est] in our Operating Account, and $466,235.27[est] in our Reserve Account.  We have 27[est] accounts which are 60 or more days delinquent totaling approximately $261,149.00[est]. Mr. Walker advised that LPC is pursuing those outstanding accounts via LPC's attorney.

Furthermore, leaf removal will be done in November, December, 2022 and possibly January, 2023. The gutter cleaning will be done once the majority of the leaves have fallen. Reseeding will also be done once Artistic Landscaping has removed all the dropped leaves. The Christmas lights, which we purchased, will be installed in December, 2022.

Mr. Walker has requested copies of all contracts with LPC to date for review.

Quality One in conjunction with our Treasurer, Ms. Elecia Rawls will be working on our 2023 Budget.

Mr. Walker advised the LTCA {Largo Town Center Association} Umbrella Association Policy has increased our membership fees again to double the amount from last year.  He will continue to seek guidance from the County Council, and Bylaws of LTCA. It was noted that some of the recently built communities are not happy about the doubling of their fees as well.

The following are comments/concerns from the residents present.

Follow-up is needed concerning the bay window in 9716.

The meeting adjourned at 8:05 pm.

Please advise if I have left something out.

Thank you.

R. Selina Evans