The meeting convened on Tuesday, September 20, 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

Mrs. Elecia Rawles, Treasurer

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 August 16, 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 continue to be taken.

Mr. Walker advised those present of the following:

[1] Residents renovating their units should use only licensed contractors.

[2] For residents who are selling their units, please be advised that you must secure the appropriate documents from Quality One.  Please do not send your requests to any Board Member.

[3]  Fast Lane Towing will tow vehicles as follows:

**Restricted Hours** from 12:01 am until 6 am the following morning-Mon - Fri

**Unrestricted Hours** shall be from 6am - 12 am Mon -Friday. During weekend hours, all residents, and guests shall be permitted to park in the **VISITORS ONLY** areas without a parking pass and without their vehicles being towed.

This does not apply to those who are in arrears. Of course, any resident can have a vehicle towed that is illegally parked in their resident space, 24 hours per day, seven days per week.

[4]   The cleaning crew comes on the property 3x per week.  Each time they come, they attempt to clean 6 buildings, the trash in the gazebo area, around the trash dumpsters, in the parking lot, as well as picking up dog waste left behind by the animal owners.

[5]   LPC is FHA Certified, but the Board is continuing in its efforts to get our delinquency rate down.

Mr. Steve Marsh provided financial information which included $219,000[est] in our Operating Account, $470,000[est] in our Reserve Account.  We have 21[est] accounts which are 60 or more days delinquent totaling approximately $215,000.

Mr. Walker and Ms. Evans met with JMJ relating to the next stage of balcony repair and will await their revised proposal to be reviewed by the entire Board.

Mr. Marsh is currently seeking companies for power-washing our buildings.  Ms. Evans suggested that he also reach out to the company used previously as well.

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 seek guidance from the County Council, and Bylaws of LTCA. He advised that he consulted with LPC's Attorney with Ms. Evans, and the Attorney will review some of his 'old records'.  Apparently, there were issues regarding LTCA and our former President relating to our fees, yet no assistance was given in keeping the Lake and area tidy.  It was noted that some of the recently built communities are not required to pay into the Umbrella Association Policy which includes the hospital.

The following are comments/concerns from the residents present.

[1] One resident wanted more info on the alarm/sprinkler system and its testing. She was advised that the alarm testing would be ensure that all residents hear rhe alarm in their units.  The alarm is a white/beige box, located near the top of a wall in your unit next to 'red faceplate' ,Mr. Marsh advised that for LPC to continue to receive a discount, a random number of buildings are selected for testing.  Each unit resident will be notified in advance of the testing.

[2] A question was raised about reseeding and gutter cleaning.  Mr. Marsh advised that once all the leaves have dropped, reseeding will be done.  Gutter cleaning will be done around Thanksgiving.

[3] A resident requested that someone look at the bay window in lobby area of 9716 which needs attention. The seal around the window is broken, thus infiltration of water when it is raining, and possible human danger if the window and its casing becomes loose and falls on someone.

The meeting adjourned at 8:45 pm.

To all, please accept my deepest apologies for not getting these minutes to you all in a timely fashion. Please advise if I have left something out. Thank you. R. Selina Evans