Lake Point at Towns Center Condo Minutes

The meeting convened on Tuesday, 17 May 2022 between 7:05  and 7:10 pm, via Zoom.  Present at the meeting were:

Mr. Ernest Walker, President, LPC

Ms. R. Selina Evans, Vice President, LPC

Mrs. Elecia Johnson, Treasurer, LPC

Ms. Erika Tillery, Sec'y LPC

Ms. Marquita Washington, LPC

A Host of LPC Residents

Mr. Steve Marsh, Property Manager, Q1

Mr. Walker welcome 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 Quality One/Mr. Steve Marsh to ensure that LPC maintains its status, and beauty.

Ms. Evans provided an update to COVID in PG County.  The County's Health Department has recommended that the indoor mask mandate be restored, inside public spaces, as the County in seeing a slight increase in COVID-10 cases. Hospitalizations and deaths are decreasing, but cases are on the rise.

Ms. Rawles provided good news regarding our finances,  We have  $230,000 [est] in our Operating Budget and $393,000 [est] in our Reserves.  Unfortunately, we also have $250,000 [est] in arrears. Mr. Marsh chimed in and advised that LPC is currently **FHA Qualified.**Our delinquency rate is 12%. Mr. Walker advised that there are currently 11 cases that are court-related and will continue to monitor their progress.  For utilities, our water/sewage usage is looking good, but we need to get our bulk trash under control.

Mr. Walker spoke on Capitol Improvements for LPC.  Distribution of New Parking Passes are continuing as folk are getting their accounts in order so that they can get their new passes, and LPC get can an influx of cash.  Mr. Walker requested that Mr. Marsh notify all residents including posting, that Parking/Towing Enforcement will commence beginning 23 May 2022.

Another capitol improvement item discussed was the next phase of the balcony repairs.  The Board felt that JMJ's price was too high.  Mr. Walker requested that Mr. Marsh gather two additional bids for the job, as well as advise JMJ to submit a revised bid to include 3-tier pricing [if we decide to do three balconies at a time]. All bids should include 3-tier pricing as well.

Rite Temp, a Company we have used before will clear the main condensation lines from all top floor units in all the buildings.  Mr. Marsh will coordinate this effort with Rite Temp to ensure that this project is underway. Mr. Marsh will ensure that the prospective owners will be notified for access and it will be documented for those units in which access was not feasible.  As Rite Temp is cleaning/clearing the lines, they will note those units in which water tank/HVAC is in need of repair or replacement.

Mr. Walker advised that Artistic installed flowers around the property. They also trimmed the bushes.

The Board members have all received the bids for the trimming of 72 trees off the windows, decks and gutters, the removal 5 large dead trees, and the removal of a large dead tree that fell behind Building 9700.  Additionally, the Board have also received the the bids for the installation of bumpers and the painting of curbs.

Once the Tree trimming is complete, we will get bids on the gutter cleaning project and proceed from there. Notices will be posted in the event that a vehicle is in the path of the tree trimming.

Ms. Evans have requested that the Board review the noted bids, and submit their vote by COB Friday 20 May 2022 to either Mr. Walker or herself so that the final decision will be forwarded to Quality 1/Mr. Marsh.

The Board is currently awaiting on the bids for the balcony repair for review and vote.

Mr. Marsh will advise Ms. Evans when Titanium Roofing will be on the property relating to leaks in Buildings 9709, 9808, 9712, and 9804.

Mr. Walker also advised that the STOP Signs will be replaced as they are old, and fading.  He also advised that a review/repair of all unity closets in all building will need to be done as a future project.

The floor was opened to the residents.  One resident advised that Goode Waster Management, our trash collection company constantly leaves the gate open after they collect the trash.  Ms. Evans advised that they do the same where she lives as well, they have damaged the closing mechanisms, and have damaged the gate itself.  Additionally, Mr. Walker is in the process of setting up a meeting with a Supervisor on this property to ensure that they understand what their responsibility is regarding the property.  Currently, they are on a month-to-month payment/contract with LPC.  Their continued disregard for the property of LPC will eventually constitute their dismissal.

Mr. Walker advised that there will be no meetings in June/July.

The meeting adjourned approximately 8:45pm