**Lake Point at Towns Center November Minutes**

The meeting convened on Tuesday,  November 15, 2022 @ 7:10 pm, via Zoom.  Present at the meeting were:

Mr. Ernest Walker, President, LPC

Ms. R. Selina Evans, Vice President, LPC

Ms. Elecia Rawles, Treasurer, 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 October 25, 2022 Community Meeting Minutes were read and approved.

Ms. Evans advised that although deaths/hospitalizations were down, please continue to be vigilant in this period wherein COVID, the Flu and RSV currently exist. We implore all present to get the appropriate vaccinations where applicable.

Mr. Walker advised that he has requested from Q1, all contracts to those vendors currently doing business on LPC property.  Q1 will be submitting a few new proposals concerning trash pickup as our current Vendor is failing.  Additionally, The Board would like to review, and amend, if needed, Fast Lane Towing contract with LPC to ensure that they are following protocol in the area of towing vehicles.

Mr. Marsh,Q1 advised that LPC has $189,000 [est] in its Operating Budget, $466,000 [est] in its Reserve Budget, and that there are 21 accounts, totaling $200,000[est] in arrears. Mr. Walker advised that LPC's Attorney is currently working via the Courts in the hopes of resolving some of these cases in the near future. We continue to be FHA certified and want to maintain that status.

Mr. Marsh also advised that he has two proposals for the gutter cleaning which he will submit to the Board for review/action.  The power washing of the buildings will be done next Spring.  The leaves on the property is scheduled to be picked up on Thursday, November 17, 2022.

Mr. Walker will be the point of contact relating to the installation of the Christmas Lights.  We will paying for the installation only, as the lights are the property of LPC.

Mr. Walker advised that now that the 'elections are over', he will again attempt to seek the services of those in the County Council, etc. to gain assistance relating to the LTCA, {Largo Town Center Association} Umbrella Association Policy and the doubling of our yearly membership fees.  They are also other communities who are expressing grief over the doubling of their fees as well.

The draft budget was forwarded to Board members, and once approved will be sent to all residents of record.  There will be no meeting for the month of December, 2022.

There was one resident who asked for a copy of our minutes, as she wanted to know the rules/regulations of when you can park without fear of being towed. I requested that Mr. Marsh send her a copy of our September, 2022, minutes.

There was another resident who travels once or twice a year for five weeks straight and wanted to know if she should be concerned regarding her vehicle being parked  for that period of time.  She was advised to send Q1 advance notice when this occurs.

Mr. Walker, on behalf of himself, as well as the Board and Mr. Marsh, Q1 wished all present, a very Happy Thanksgiving.

Meeting adjourned at 8:05 pm.

Please advise if I have left something out.

R. Selina Evans