

LSG Board of Directors Zoom Meeting Minutes
Wednesday, March 27, 2024

Zoom Attendees:

Board of Directors

Shawn Rigney (President, Treasurer & Grounds)

Lisa Sandrowicz (Vice President & P.R.)

Vikki Rosenbaum (Secretary & P.R.)

Board Member not in attendance

Jesse Cohen (Architectural)

Ameri-Tech Management

Ellyse Vosselmann (Ameri-Tech LSG Property Manager)

Homeowners

Jeff Bowman

Chris Sweeney

Zoom Meeting called to order at 6:30 p.m.

with a Board quorum of three Board members in attendance.

Minutes

Motion: Lisa Sandrowicz moved to approve the Board minutes for January 17, 2024. Shawn Rigney seconded the motion. Motion approved.

Treasurer's Report

Shawn Rigney reported that the Board has been determining the budget parameters in order to get the pool renovation work completed by next year.

Manager's Report

Ellyse Vosselmann provided the Board with the Association Attorneys review of current delinquencies.

Old Business

- Pool Resurfacing – Shawn Rigney and Vikki Rosenbaum met with The Pool Works Company to further discuss their pool resurfacing proposal.

Motion: Lisa Sandrowicz moved to approve the proposal and contract with The Pool Works Company. Contract not to exceed \$70,000 to include the resurfacing of the pool, coping and the LED lights installation. Work to be scheduled for 2025. Shawn Rigney seconded the motion. Motion approved.

- Pool Furniture replacement: Shawn Rigney agreed to preview the new pool furniture being purchased, that was approved by the Board last month, and to have it delivered.
- Basketball Hoop: Stellar scheduled to install the new hoop already bought.
- Tree Trimming/Removal work completed.
- Lower End Gate: is fixed and repaired.

Old Business Continued

- 3844 Berkshire Ct, Violation

Motion: Shawn Rigney moved to instruct Association attorney to proceed with litigation; Vikki Rosenbaum seconded. Motion approved.

New Business

- Pool Vacuum Pump

Motion: Lisa Sandrowicz moved to approve The Pool works company to replace pump not to exceed \$1,800, Shawn Rigney seconded. Motion approved.

- ARC forms submitted by owners and approved: eight received and approved for driveways, roofs, etc.
- Compliance Drive Throughs: completed.
- Landscaping for HOA: The Board discussed replacing the landscaper for the Association.

Motion: Shawn Rigney moved to approve Russell Landscaping for our HOA common area needs; Lisa Sandrowicz seconded. Motion approved.

- Pool Vandalism: Changing station strap was broken, glass broken all around the pool deck. The board was concerned that any glass would have gotten into the pool.

Motion: Lisa moved to contact the pool service to check for glass and any repairs needed due to the vandalism; Shawn seconded. Motion approved.

- Security Camera Outage: Cameras are back up and running after both power and internet outages were restored.
- Tennis Court Condition: Stellar will be scheduled to pressure wash court.
- Newsletter: A June newsletter will be sent out with a reminder to pay HOA dues in July.

Adjournment

Shawn Rigney moved to adjourn the meeting at 8:08 p.m. Lisa Sandrowicz seconded. Meeting adjourned.