



Lake Park Plaza Condominium

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Board Briefs Board Briefs

Welcome to the first issue of Board Briefs for 2011.

The following is a recap of the March 23rd and April 20th Board of Directors Meetings.

Management Report-

2011 Board of Directors: The results of the March 23, 2011 election of officers were as follows:

President: Jack Hazan

Vice President: Steve Wildi

Treasurer: Amy Sporer

Secretary: Karen Coleman

Lobby Renovations: Gooch Designs is in the process of obtaining all necessary permits and certificates of insurance, has ordered the materials and anticipates a May start date.

Reserve Study: Reserve Advisors met with Management and the Engineer on March 29, 2011. They examined completed items from the 2008 study as well as windows, pipes, balconies, trash rooms, sewer systems, HVAC systems, the garage, hallways and stairwells. The completed study will be available to the Board for review by the week of April 25, 2011.

Annunciator Panel: A central fire alarm annunciator panel was approved by the Board that will include a two-way radio system. The cost of this system was not to exceed \$326,348. Our contract is with Contech and is currently being reviewed by our attorney. Our management staff was very successful in negotiating a reduction in cost by \$16,565 bringing the total cost of the project well below the budgeted cost of \$400,000. Our cost now is \$309,783. Good job management team!

Spring Brunch: Kudos to Charlotte Sonnenfeld and the Social Committee for another wonderfully successful gathering with great food and, this year, the addition of very classy and beautiful cello music. Thanks also to Emma Estoque for arranging for our cellist. Surplus food was donated to Cornerstone Communities who gratefully acknowledged the contribution.

Old Business-

No items

New Business-

Owner Participation: A new format for owner participation, requested at the March 23, 2011 meeting, was approved by the Board and has proven to be very popular. Owners attending Board meetings have an opportunity to ask questions or make comments at the end of the meeting, just prior to Executive Session, in order to gain clarity and understanding of various items that were discussed during the meeting.

Owners' Concerns and Comments: In an effort to increase communication and feedback, the Board voted to establish a procedure for recording owners' concerns/comments and providing follow-up information during future Board meetings until issues are completely resolved. We welcome your attendance at Board meetings.

New Pool Rules: The Board voted to accept the Pool Committee's proposal. Pool season 2011 will require no membership fee. Access to the pool will be by ID card and the cost to residents will be \$10 for each ID card requested. Pool hours will be expanded from 9am-10pm daily. There will be paid pool attendants on duty from 4pm on Fridays and all day on weekends/holidays. Up to 4 guests will be permitted free during the week and 2 on weekends/holidays with a \$5 per guest fee for any additional guests. Pool season starts Saturday, May 28, 2011. **Stay tuned for further information.**

Lobby-garage door: The motor that opens and closes the door is broken which has necessitated having the door open all the time. The Board has accepted a bid from Tee Jay Service Co. Inc. to replace the motor with the addition of sensors that will cause the door to reopen if someone approaches it while it is in the process of closing. This will provide better safety for all residents. Cost of this replacement is not to exceed \$1600.

Balcony and Facade project: The results of the critical inspection of the building's exterior that was conducted last fall by KGH (Kellermeyer Godfryt Hart, P.C.) has not yet been presented to the Board. It has been given to management, however. KGH has been authorized to seek contracting bids for the needed repairs to the balconies and building facade. More information will be forthcoming from management.

YOUR BOARD OF DIRECTORS IS HERE FOR YOU. LAKE PARK PLAZA IS OUR COMMUNITY AND AS SUCH WILL BE A WELCOMING, FRIENDLY, SAFE, AND BEAUTIFUL PLACE TO LIVE.

