

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION

Minutes from July 30, 2025 at 1:00 PM

1. Roll Call: President- John Paul, Vice President- David, Treasurer- Darren,
Office- Juliana, CAM- Angelina
2. Establish Quorum: yes-3 of 4 Board Members attending.
3. Approval of past minutes held on February 22, 2025 yes- JP 1st, Darren 2nd, all agree.
4. Director's Informative Updates for the 2025 Trimester: Master Permit for the elevator was approved this week.
5. Continued Updates on the Elevator Modernization Project: All subcontractors have been informed that we have the Master Permit.
 - a. Permits in Progress: Now all subcontractors can apply for their sub-permits under the master permit, including electrical, mechanical, and fire/alarm.
6. Discuss Continued Reinforcement of:
 - a. The Parking Rules and Regulations Mandate: There have been 2 accidents in the past 60 days involving unregistered people/cars. The Board with the CAM have had meetings with those who are unregistered and have provided verbal/written contact, without success in some cases. The last resort has been contacting the attorney.
 - b. Guests/Residents Registration Mandates: It is difficult to assist people and their damages, if the parties involved are not registered with the building.
 - c. Pet Policies and Procedures: Any animal in the building that is a nuisance (ex: barking, waste) or is unleashed, will be contacted. Residents who have experienced any nuisance from an animal in the building may provide a written complaint and may provide evidence (photo/video) for the Board to take into consideration.
 - i. Rules and Regulations, Bylaws: The attorney is reviewing all provisions. CAM will provide guidance for ESA with initial paperwork requirements and annual requirements.
7. Discuss Provision on Leases:
 - a. Common area security deposit to increase to full amount of rent: As of October 1, 2025, all new tenants/leases with up to a maximum of 4 tenants will require a refundable security deposit from the owner to the building in the amount of one month's rent. All existing tenants are grandfathered in-yes. Darren-1st David 2nd all voted in agreement.
 - i. Effective on October 1, 2025 for all new leases
 - ii. Mandates in Rules and Regulations, Bylaws. Under attorney review

8. On Going Business: The roof is inspected as required. Recent inspection reveals that we need a full roof replacement to retain insurance. Citizen's Insurance will not insure us after October 2026 without a full roof replacement. More information about cost, special assessment, timeline, and contractors will be forthcoming.
 - a. Pending unit water meter inspections and repairs continue: All tenants/owners with water meters that require inspection from the water company have been given notice. One appointment was already completed and many residents allowed access. There will be a second attempt this Friday for the remaining and newly found water meters that require inspection by the water company. Notifications have been sent.
 - i. Access to water meters is mandatory: When the water company comes out to do mass inspections, there is a discounted price for service. If a second attempt to access a water meter is unsuccessful, there will be 48-hour notice to the necessary owners that a locksmith will be utilized to access the water meter and all expenses incurred, including the locksmith, water company, and any other expenses incurred will be at the owner's expense.
 - b. Discuss animal registration renewal forms for existing ESA files
 - i. All ESA registration forms must be updated: annually for shots (ex. Rabies) Attorney and CAM will advise what other documents are required.
9. Member at Large appointee announcement: no one to announce
10. Adjournment: Darren 1st, JP 2nd, all agree.