



**LAFAYETTE PLACE HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Wednesday, November 20, 2024
6:30 p.m. – LFP Office and via Zoom

I. Call to Order: The meeting was called to order at 6:31 p.m.

II. Roll Call / Establishment of Quorum

Board Members Present:

Matt Boguslawski
Arnoldo Perez
Monica Garcia
Ruth Valdez
Kathy Beer

Board Members Absent:

Olga Gallego
Victor Gonzalez

Staff Members Present:

Linda Adams, Executive Director, PMG
Nicholas Bouza, Director, PMG

III. Approval of Board Meeting Minutes – October 16, 2024

Motion by Ruth Valdez to accept minutes as written. Monica Garcia seconds. Motion carried unanimously.

IV. Email Motions Approved since October 16, 2024:

Email Motion to repair broken underground hot water lines near Boiler Room #4 at a cost of \$14,150 by Ady's Plumbing. Kathy Beer motioned, and Olga Gallego seconds. Motion carried unanimously.

V. Management Report

The carport painting project is ongoing. So far, 35 carports have been repaired and painted, and the next batch will be the parking spots behind Units 121 through 128.

We also began repairing cracks on the stucco arches at the foyer entrances, beginning with the main street.

Christmas lights are being installed this week.

VI. Treasurer's Report

The audit of the 2023 financials has been completed, and the Board has reviewed the draft report. We had been waiting since June but the accounting firm, Armstrong & Vaughan, had some staffing issues, which was the reason for the delay.

We are happy to report that there were no negative findings.

As soon as the final report is received, it will be sent out to all the unit owners.

We received an interest payment totaling \$23,573 that was paid this month from Broadway Bank for the 5 CDs.

VII. Old Business: None

VIII. New Business: None

IX. Member Open Forum

X. Adjourn to Executive Session

At 6:59 p.m., the meeting adjourned to Executive Session, where delinquent accounts and pending legal issues were discussed. No votes were taken.

At 7:38 p.m., Executive Session was adjourned.

Submitted by:

MONICA GARCIA
Secretary
Lafayette Place Board of Directors

Approved at Board Meeting on 1-22-25