



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

Wednesday, August 20, 2025

6:30 p.m. – LFP Office (Unit 113) and via Zoom

- I. Call to Order: The abbreviated board meeting was called to order at 6:32 p.m.

- II. Roll Call / Establishment of Quorum

Board Members Present:

Matt Boguslawski, President
Arnoldo Perez, Vice President
Ruth Valdez, Secretary
Chris Wilcox, Treasurer
Jack Leard, Member-at-Large

Board Members Absent:

Victor Gonzalez
Carlos Canton

Staff Members Present:

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

- III. Approval of Board Meeting Minutes – July 16, 2025:

Chris Wilcox motioned to accept minutes as written. Ruth Valdez seconds. Motion passed unanimously.

- IV. Email Motions Approved since July 16, 2025:

None

- V. Management Report:

The maintenance team is working on repairing and repainting window frames. This is a big project and will take time to complete, especially since they keep finding rotten wood that needs replacement. The

windows at the back of Units 233 thru 264 are done, and they are currently working on Units 195 thru 232. This is especially important before the rainy season begins, since making sure all wood is painted and sealed prevents moisture intrusion which leads to wood rot. Maintenance is also working on repairing a badly damaged Juliette balcony at Unit 209. The wood was so rotten that it was infested with acrobatic ants that feed off rotten wood.

In addition, we have replaced the flowers in the pots at the swimming pool with Vinca, which should bloom well into the fall.

The grounds crew continues to clear out overgrown and dead bushes around the property. Two years ago, an arborist told us that the majority of the shrubs at Lafayette were overgrown and woody at the bottom and recommended gradually removing them and replacing them with drought-resistant plants. In some areas, the overgrown shrubs are obstructing sidewalks or are touching the building or covering lights or building numbers, which can be a security concern. Where shrubs are removed, the areas will be prepared to be ready to install new plants once the weather cools down.

VI. Old Business:

None

VII. New Business:

Engineering Drainage Repair & Landscape Bids – Courtyard – Ruth Valdez motioned to approve a bid from Lawn D.R. Landscaping in the amount of \$34,305 to upgrade 130 feet of drainage at the courtyard and landscape the entire courtyard area. Chris Wilcox seconded, and motion passed unanimously.

Balcony and Brick Repairs bids – Units 305 & 306. Chris Wilcox motioned to approve a bid from M&M Construction in the amount of \$3,015 to replace the concrete and reinforce the balcony joists and staircase of Unit 306, as well as a bid for \$4,950 from Aquaproof to repair the damaged brick perimeter of the patio of Unit 305. Jack Leard seconded, and motion passed unanimously.

VIII. There being no further business, meeting adjourned to Executive Session to discuss delinquent accounts and pending legal matters at 6:44 p.m. No motions or votes were made during Executive Session.

Submitted by:

RUTH VALDEZ

Secretary

Lafayette Place Board of Directors

APPROVED BY THE BOARD OF DIRECTORS ON 9-17-25