



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

Wednesday, April 23, 2025
6:30 p.m. – LFP Office and via Zoom

- I. Call to Order: The meeting was called to order at 6:30 p.m.
- II. Roll Call / Establishment of Quorum

Board Members Present:

Matt Boguslawski, President
Arnoldo Perez, Vice President
Olga Gallego, Treasurer
Monica Garcia, Secretary
Ruth Valdez, Member-at-Large
Victor Gonzalez, Member-at-Large

Board Members Absent:

Kathy Beer, Member-at-Large

Staff Members Present:

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

- III. Approval of Board Meeting Minutes – March 19, 2025

Olga Gallego motioned to accept minutes as written. Arnoldo Perez seconds. Motion passed unanimously.

- IV. Email Motions Approved since March 19, 2025:

Motion unanimously approved by board to replace 40 feet of hot water line from Boiler Room #6 as well as patch the excavated area with 40 feet of concrete patch due to an underground hot water leak. The work will be done by 1 Affordable Backflow LLC at a cost of \$10,392.

- V. Management Report

An update on the pool heater – it took some time to find a technician that would work on our heater, but we did find one who suggested replacing the heat sensors. Those parts have been ordered, but they

have not arrived. If the new sensors don't work, we were told it is time to replace the heater.

The carport painting project is going very well. Maintenance has repaired and painted 112 of the nearly 400 parking spaces.

We continue to identify areas that are badly in need of repair. Photos were shown of the front of buildings from 101 through 116 – facing Callaghan, and you can see the significant cracks in the bricks that need repair to prevent water from entering and causing even further damage. There is wood rot that will be addressed by our maintenance team. We want to emphasize that, like most of the repairs being done at the moment, they are necessary, not only for aesthetic reasons, but to prevent further damage.

VI. Treasurer's Report

The March financial reports will be sent out today with the newsletter. As usual, plumbing repairs were the most significant expense at just under \$17,000.

The property insurance policy will renew in just a couple of months, and we hope that there will not be a significant increase over this year's premium. We are working with several insurance carriers to shop the market for the best premium and coverage.

VII. Old Business: None

VIII. New Business: None

IX. Member Open Forum

- X. Adjourn to Executive Session: At 7:01 p.m., the meeting adjourned to Executive Session, where delinquent accounts and pending legal issues were discussed. There were no motions voted on or any other action taken. At 7:44 p.m., Executive Session was adjourned.

Submitted by:

MONICA GARCIA
Secretary
Lafayette Place Board of Directors

APPROVED BY THE BOARD OF DIRECTORS ON May 21, 2025