



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

Wednesday, July 16, 2025

6:30 p.m. – LFP Clubhouse and via Zoom

- I. Call to Order: The abbreviated board 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
Ruth Valdez, Secretary
Chris Wilcox, Treasurer
Carlos Canton, Member-at-Large
Jack Leard, Member-at-Large

Board Members Absent:

Victor Gonzalez

Staff Members Present:

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

- III. Approval of Board Meeting Minutes – May 21, 2025:

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

- V. Email Motions Approved since May 21, 2025:

A motion to move forward with the replacement of the underground electrical lines by 4A Electrical Services at a cost of \$50,997, along with related expenses for generator rental and fuel (final cost yet unknown) was unanimously approved by the Board.

A motion to approve a bid for the asphalt trench repair required after the electrical line repairs was unanimously approved by the Board. The work will be performed by Witte Construction LLC at a cost of \$10,425.

VI. Management Report:

The asphalt repair company is currently working on the main road, and they have provided an ETA of next Tuesday for completion. We are closely monitoring their work to ensure that the soil is compacted correctly prior to asphalt installation.

We have identified several gutter issues that need repair, and we are handling these gutter issues in order of priority.

Recently, our maintenance supervisor observed that the balcony of Unit 306 appeared to be sagging. Although we had not received a service request or email about this issue from the residents, out of concern for safety, photos were taken and immediately sent to a structural engineer for review. Based on the engineer's recommendation, the area was immediately blocked off, as using the stairs presented a serious hazard. An on-site inspection has been scheduled for Monday, July 21st for the engineer to inspect the area and provide a written report of repairs needed.

VII. Old Business:

None

VIII. New Business:

Chris Wilcox motioned to appoint Ruth Valdez as the Board Secretary, Jack Leard seconded. Motion passed unanimously.

Ruth Valdez motioned to appoint Chris Wilcox as the Board Treasurer. Arnoldo Perez seconded. Motion passed unanimously.

Ruth Valdez motioned to appoint Arnoldo Perez as the Board Vice-President. Chris Wilcox seconded. Motion passed unanimously.

Arnoldo Perez motioned to appoint Matt Boguslawski as Board President. Chris Wilcox seconded. Motion passed unanimously.

The air conditioning system at the Office (Unit 113) needs replacement. A motion was made by Chris Wilcox to replace the unit at a cost of \$9,900 by Performance AC. Ruth Valdez seconded. Motion passed unanimously.

IX. There being no further business, meeting adjourned to Executive Session to discuss delinquent accounts and pending legal matters at 6:57 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: August 20, 2025