

**Lexington Place Condominiums  
Regular Board Meeting Minutes  
February 27, 2025**

The meeting was called to order at 3:03 pm

**Present**

- Marty Homan, President
- George Day, Vice President
- Terry Viazanko, Treasurer
- Barb Flis, Secretary
- John Brode, Member At Large **VIA PHONE**
- Jennie Steudle, Sentry Representative

**Additions/Deletions to Agenda**

Move “Solar Lights (Entry)” discussion to Unfinished Business

Add discussion of trees to Unfinished Business

**Approval of Ratified Board Decisions Via Email**

A motion was made by John Brode and seconded by George Day to ratify Board decisions made via email. They were as follows:

- January, 2025 Board Meeting Minutes. – Approved 1.22.25.
- CD Purchase – Approved 1.11.25
- Reminder Notices (Site Visit) – Approved 1.13.25
- 1038 Paddock Lane, WO230/Mr. Sponge – Approved 1.9.2025

**Acceptance of Financials**

The December 2024 and January 2025 Financials were presented.

There was a discussion regarding the surplus last year of \$3,529.30 and the lack of invoices from Maj Restoration. Marty Homan wanted to make sure this money is available to pay theses invoices and not moved to reserves. This is to make sure last year expenses are not applied to this year’s budget. Sentry assured this is an accounting procedure and the monies would be available.

A motion was made by George Day and seconded by Marty Homan to accept the December 2024 and January 2025 financials.

**Manager’s Report - Action Item List**

**Lawn Contract** – The Sentry Representative is taking bids for lawn services to ensure our current vendor’s pricing is competitive.

**Tim Maj** – There is a list of uncompleted repairs from 2024 that are to be carried over to Spring. The Sentry Representative is requesting quotes. There is also outstanding money due to Tim Maj for 2024 work. The Sentry Representative has requested an invoice ASAP.

**On hold until spring.** The Sentry Representative is getting quotes:

- Removal of Dead Tree – The removal of the dead tree behind 1127 Paddock Drive is on hold until Spring 2025.
- Retaining wall – The repair of this wall is on hold until Spring, 2025.

## **Open Work Orders**

Work Order 173 – 1109 Paddock Drive. There is an issue with the basement egress window. The window was inspected and the level of the gravel in the well of the window needs to be lowered. The Sentry Representative was given a contact person at a prior Board meeting, but that vendor does not do repairs. The Sentry Representative has contacted Tim Maj and is waiting for him to look at it and quote if he is able to address the concern.

Work Order 183 – 1051 Paddock Lane. Water leak running down curb to storm sewer. The nearest sprinkler head appears dry. Suspect possible leak or buried sprinkler head. B & L said it is not a break but a low point in the irrigation system. The Board has instructed the Sentry Representative to get a second opinion in the spring.

Work Order 198 – 1184 Paddock Court. The sprinkler in the backyard is leaking. This is in the area next to the patio. B & L was notified last fall but did not repair. This is slated for spring.

Work Order 201 – 1132 Paddock Court. Homeowner emailed images of porch railing and trim that needs painting. The work order was sent to Tim Maj for repair. The Sentry Representative will contact the homeowner and this work has not been completed. It is scheduled for spring.

Work Order 213 – 1006 Paddock Drive. After a recent repair (Work Order #194) the roof was leaking again. Roof repair was made however, waiting for verification from the homeowner that Ethical did the interior dry wall repair.

Work Order 226 – 1103 Paddock Drive – Limb of tree cracked off and hanging. Sentry Representative will remind B & L again to remove when they are on site. B & L did not complete in the fall. This is slated for spring.

Work Order 231 – 1041 Paddock Drive – Continuation of work order 211. The front and back bedroom bay window work was completed 2024. According to Tim Maj, the kitchen bay window is on hold as deck needs to be dismantled (not a major job, just a few boards). Homeowner needs quote from contractor to remove the deck boards.

Work Order 232 – 1037 Paddock Drive – Hole in siding. Photos of the hole were sent to Tim Maj. Waiting for response from Tim Maj about repair.

Work Order 234 – 1040 Paddock Drive – Foundation leak and remove and repair drywall. The work has been done and Sentry is awaiting invoice for Associations portion of the work.

Work Order 236 – 1045 Paddock Lane – Repair of chimney stack. Tim Maj to come out once snow has melted.

Work Order 239 – 1066 Paddock Drive - Repeat Leak in basement. Sentry Representative to call Mr. Sponge repair. This is under Mr. Sponge warranty.

Work Order 238 – 1046 Paddock Drive – Foundation leak. The Sentry Representative will schedule Mr. Sponge for repair.

\*Note – The Sentry Representative is keeping a list of all repairs from Mr. Sponge for warranty purposes. She will request that Mr. Sponge note the warranty on all invoices.

## **Unfinished Business**

**Solar Lights (Entry)** – A motion was made by Marty Homan and seconded by John Brode to approve George Day purchasing four solar lights for the 11-mile entrance to Lexington Place in the amount of \$29.98.

**Fertilization of trees and shrubs** – A quote was received from Family Tree of \$7, 300 for multiple applications for box woods, viburnums, Chinese crab apple. The applications should improve the health and eliminate replacements of the trees and shrubs. It has been challenging to find a vendor who does fertilizations. B&L, our current lawn service, does not provide fertilization services for trees and shrubs.

A motion was made by Marty Homan and seconded by Terry Viazanko to approve \$7300 for Family Tree Doctor fertilization and spray protection of trees and shrubs. This amount covers several applications throughout the year.

## **New Business**

Regarding the recently enacted Homeowners' Energy Policy Act - The Sentry Representative provided the Board with a summary and access to a presentation by an attorney from the Association's law firm (Makower, et. al.) regarding the Homeowners' Energy Policy Act (Act 68 of 2024). The Act was passed by the Michigan legislature in the summer of 2024 with an early April 2025 effective date. The recently enacted statute limits the scope of regulation that homeowner and condominium associations can impose on the installation of energy saving improvements or modifications as defined by the statute within areas that are not generally accessible to all members of the association. The statute also requires that effected associations develop, adopt, and distribute a written solar energy policy statement that permits the installation of solar energy systems by individual homeowners in conformance to the provisions of the statute. The policy statement must be in place by April 2, 2026.

George Day indicated that he would distribute a copy of the statute and a recent article written by the Makower attorney to the Board to assist in the timely development of the required policy statement.

### **Next Scheduled Meetings**

- The March Board meeting will be March 27, 2025, 3 – 5 pm.
- The April Board meeting will be April 28, 2025, 3:30 – 5:30 pm
- The spring walk thru is scheduled for May 9, 2025 at 10:30 am
- The May Board meeting will be May 19, 2025, 1-3 pm
- The Annual meeting is tentatively set for June 25, 2025 (evening).

### **Adjournment**

At 5:29 pm a motion was made by Marty Homan and seconded by John Brode to adjourn the regular session.

**The Board moved into Executive Session.**