

The meeting was called to order at 8:05 am in the Management Office.

Present were: Connie Ellner, Terry Goodwin, Scott French, Bruce Lovett, Evelyn Rogoff, Dan Brinzac, Hakki Cinel. Alvin Rapp and Richard Kahn participated via telephone. Beverly Klein was absent.

Regular Minutes from the February 20, 2011 meeting were approved.

Topics discussed were:

- Maintenance resolution was amended based on comments from home owners including Ed Potter and Greta Goodwin. After considering the comments the board revised the resolution in reference to the winterization of units: From November 1 through March 31, homeowners are required to set their thermostats at a setting sufficient to maintain heat in their unit in order to prevent plumbing fixtures and pipes from freezing. If the unit has a crawl space with electric heaters, they, too, should be set sufficiently high to protect the main water lines from freezing. We recommend that homeowners set thermostats between 50 and 55 at a minimum. Further, if a unit has an alternative heating system, the electrical heat should continue to be set as a backup in case of a system failure.

- LR Insurance: Hakki reported that he has a meeting scheduled with Allen, the insurance consultant, on Friday, March 19;

- Charge cards: Richard asked if cards could be combined with fob, Dan and Terry suggested a bar code card rather than a magnetic stripe one. Hakki will inquire and report at next meeting. While on the topic, Richard reiterated his opposition to spending money on non issues and wondered who is ultimately responsible for charges incurred by renters. According to Hakki, the unit owner is. Connie pointed out that the proposed cards would help track activities and use of facilities as well. Hakki promised to look into the matter and report back at the next meeting;

- Re unit 455 Connie reported that existing issues were settled during a private conversation with the homeowner regarding the tax appeal issue in 2009. The HO was not part of the LR appeal process;

- Bruce received request to make financials available to home owners and suggests that we post them on the HO section on the LR website;

- Following the request of a homeowner that people turn off their engines while parked in the management office parking lot, Beverly suggested:

"HELP STOP POLLUTION

PLEASE SHUT OFF YOUR ENGINE WHILE WAITING IN YOUR CAR

NO FUELING AROUND THE CHILDREN OF LAKERIDGE".

Motion made and accepted.

Respectfully submitted,

Connie J. Ellner
President

Dan Brinzac, stand-in Secretary
LR Board of Directors