

Minutes of the Lytham Condominiums Owners Association Board of Directors Regular Meeting

May 10, 2023

The Lytham Condominiums Owners Association Board of Directors met on Wednesday, May 10, 2023, at 107 Leamer Court at 1:00 PM. Board members Catherine Lane, Deborah Hays and Glen Meisner were in attendance.

Catherine gave an update on the tree planting project in the parkway area on Olive Ct, Leamer Ct and most recently Marietta Ave. A total of 22 trees have been planted. Thank you to Skip Carrell, Bruce and Melanie Hauptert and Jim and Catherine Lane for their labor in making this project a success. Approximately \$300 remains in the budget. It is anticipated that there will be space for approximately seven more trees.

Deborah reported that 25 members signed up for the Dryer Vent Cleaning Project and that work has been completed. Two years ago, 22 members participated in the program. The cost was \$1840 this year. The project has been well received.

Glen posed the question concerning a garage door maintenance project to be paid for by the individual homeowner. Glen received notice that a spring had broken on one of the garage doors, recently. The serviceman indicated that when the garage door is being used as a main entrance to the home, the spring can break after a certain number of uses. Catherine volunteered to contact the Overhead Door Company to inquire about a Lytham group project. A notice will be sent to individual homeowners shortly.

Glen has contacted Metronet to discuss damage to the Lytham property during the installation of cable last summer.

A concern has been made by several Lytham members pertaining to people entering the Lytham property on the west property line, especially during football weekends. The members have requested that a chain link fence be installed beginning at the south end of the white vinyl fence on the west property line and extending 40 feet south. The Board reviewed the proposal that was presented. The Board made a site visit and concurred that a fence should be installed. The Board will ask the concerned members for a revised request from the fence company to be considered by the board.

The Board will forward a request to the Landscape Committee to make a recommendation to the Board concerning front landscape plants that have died or that are overcrowded.

Glen reported that he has not received a response from Security Insurance concerning the claim for hail damage to the units at 2, 10-12 and 20-22 Marietta Avenue.

The next regular monthly board meeting is scheduled for June 14, 2023 at 109 Leamer Ct at 1:00 PM.

Prepared by Glen Meisner