Regular Meeting Minutes
Landmark on the Lake Condominium Association Ltd.

Landmark on the Lake Condominium Association

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There was no Board of Directors meeting in August 2026.

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Landmark on the Lake Condominium Association
Board of Directors Meeting
Monday, July 13, 2026 / 6:00 p.m.

Meeting Minutes

I. Call to Order

a. Board of Directors meeting called to order at 6:01pm.
b. Board Member Attendance
   i. Jenn Shedd, President (present)
   ii. Annette Schott, Vice President (absent- excused)
   iii. Jeremy Schwartz, Secretary (present)
   iv. Terri Coughlin, Treasurer (present)
   v. Miguel Da'Cruz (present)
   vi. Cheryl Reed (present)
   vii. Tony Snell (present)
c. Management Attendance
   i. Tiffany Engler (present)
   ii. Stefanie Lamparter (present)

II. Establish a Quorum

III. Adoption of Agenda

a. No objections, unanimously approved by members present.

IV. Acknowledgements

a. New Owners
   i. Shelly
b. Meeting Sponsor
   i. Artom Asriyans, LOTL Owner & Realtor (www.alliance-realty-group.com)
   ii. Sponsorship Opportunities Available (www.landmarkonthelake.com/sponsorships)
c. Team Member Anniversaries (www.landmarkonthelake.com/meet-the-team)
   i. Tiffany Engler (Property Manager/Associa-HMI) – 8 years
   ii. Stefanie Lamparter (Assistant Property Manager/Associa-HMI) – 7 years
   iii. Jim Reynolds (Overnight Front Desk Attendant/Securitas) – 17 years

V. Committee Reports

a. **Ideas Committee** – Terri reported
   i. Committee will review ideas once a year

VI. Basecamp Ratifications

a. Ideas Committee Recommendations
   i. No objections, unanimously approved by members present
b. Past Meeting Minutes: May 11, 2026
   i. No objections, unanimously approved by members present
c. Construction Packets: 1806, 1807, 2007, 2110, 2708
   i. No objections, unanimously approved by members present
d. 2026 Re-Forecasted Budget
   i. No objections, unanimously approved by members present

VII. Treasurer's Report – Terri reported

a. Financials as of June 30, 2026

- i. Operating cash balance of approx. $231,000
- ii. Reserve cash balance of approx. $830,000.
- iii. June YTD – Operating:
    1. Net gain of approx. $154,000 but adjusted for insurance check is approx. $68,000. Had re-forecasted a net gain of approx. $35,000, so ahead of re-forecast by approx. $34,000. Adjusted income is ahead of re-forecast by approx. $13,500.
        - a. Largest favorable variances were in capital contributions, work requests and resident service fees.
        - b. Expenses are favorable to the re-forecast by approximately $20,000. There are pluses and minuses across categories.
- iv. June YTD – Reserves:
    1. Net Loss of approx. $130,000. Had budgeted a net loss of approx. $142,000, so ahead of re-forecast by approx. $12,000.
        - a. Variance is due to non-use of contingency funds.

VIII. New Business

- a. n/a

IX. Old Business

- a. n/a

X. Management Report – Tiffany reported

- a. Balcony Renovations *(status update)*
    - i. Tentative completion date is September 9, 2026.
- b. Domestic Water Storage Tank Replacement *(status update)*
    - i. Venders were onsite last week. Meeting next Thursday to coordinate replacement.

XI. Homeowner Questions

- a. No homeowner questions submitted ahead of time.
- b. One live homeowner question re: removal of tree at southeast corner of Sundeck that obstructs view.

XII. Future Meetings

- a. Monday, September 14, 2026 @ 6:00 pm

Cheryl moved to adjourn meeting and go into Executive Session, and Miguel seconded. No objections, unanimously approved by members present. Board of Directors meeting ended at 6:35 pm.

XIII. Executive Session

- a. Complaints/Violations/Appeals
- b. Contracts
- c. Governance Matters
- d. Safety
- e. Personnel

XIV. Adjournment

- a. Cheryl moved to adjourn meeting, and Miguel seconded. No objections, unanimously approved by members present. Executive Session ended at 7:57pm.

Landmark on the Lake Condominium Association

This document is not available.
There was no Board of Directors meeting in June 2026.

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Landmark on the Lake Condominium Association

Board of Directors Meeting and Executive Session

Monday, May 11, 2026 / Community Room & Zoom

Meeting Minutes

I. Call to Order

- The Board of Directors meeting called to order by Jenn at 6:00 pm.
- Board Member Attendance
    - i. Jenn Shedd, President (present)
    - ii. Annette Schott, Vice President (present)
    - iii. Jeremy Schwartz, Secretary (present)
    - iv. Terri Coughlin, Treasurer (present)
    - v. Tony Snell, (present)
    - vi. Cheryl Reed, (present)
    - vii. Miguel Da'Cruz (present)
- Management Attendance
    - Tiffany Engler (present)
    - Stefanie Lamparter (present)

II. Establish a Quorum

III. Adoption of Agenda

- Defer Ideas Committee report to future meeting.

IV. Acknowledgements

a. New Owners
   - i. Eric
   - ii. Ellen
   - iii. Michael & Veronica
   - iv. Flávio

b. Meeting Sponsor
   - i. Artom Asriyans, LOTL Owner & Realtor (www.alliance-realty-group.com)
   - ii. Sponsorship Opportunities Available (www.landmarkonthelake.com/sponsorships)

c. Team Member Anniversaries (www.landmarkonthelake.com/meet-the-team)
   - i. Rocio Marin (Housekeeping/Emeric) – 8 years

d. Celebration of Life
   - i. Tom Hammeke (https://obits.cremationsocietyofmilwaukee.com/thomas-tom-hammeke-phd)

II. Basecamp Ratifications

a. Past Meeting Minutes: March 9, 2026
   - i. Miguel and Tony abstained
   - ii. No objections, ratified by all other members

b. Construction Packets:
   - i. #307
     1. Miguel abstained
     2. No objections, ratified by all other members
   - ii. #607
     1. No objections, ratified by all members
   - iii. #2010
     1. Annette and Miguel abstained
     2. No objections, ratified by all members
   - iv. #2807

1. Miguel abstained
2. No objections, ratified by all other members

c. New Board Member: Miguel Da'Cruz
   i. Miguel abstained
   ii. No objections, ratified by all other members

d. New Club: Cards & Game Club
   i. Miguel abstained
   ii. No objections, ratified by all other members

e. Process to Acknowledge Passing of Residents
   i. Miguel abstained
   ii. No objections, ratified by all other members

III. Treasurer's Report

a. Financials as of April 30, 2026
   Operating Cash Balance = approx. $100,000
   Reserve Cash Balance = approx. $930,000

<u>April Year-to-Date – Operations:</u>

- Net Gain of approx. $28,000
- We budgeted a net loss of approx. $5,000 to-date. We are ahead of budget by approx. $33,000.
- Income is ahead of budget by approx. $11,000. Capital Contributions and Guest Suite Rentals made the most contribution to this position, but potential was offset by Resident Service Fees being behind budget.
- Expenses are favorable to the budget by approximately $23,000. There are pluses and minuses across the categories, with Payroll and Property Management making the most contribution to this position, due to timing of charges/invoices.

<u>April Year-to-Date - Reserves:</u>

- Net Loss of approx. $12,000.
- We budgeted a net gain of approx. $58,000, so behind budget by approx. $46,000. It is early in the year, and most amounts are related to either projects that are carry-overs from 2025 (their budget will be added later in the year in the re-forecast) or where actuals do not match timing of the budget.

IV. Committee Reports

a. Cards & Game Club Committee (Jenn Shedd)
   i. The club meets every Tuesday night at 4:00 p.m. Drop in anytime, bring a game to share. Additionally, a cribbage tournament is being planned.

V. New Business

a. Operations and Governance Inquiries: Board members inquired about the timeline for West Plaza landscape improvements and shopping cart bumpers to prevent damage to elevators.

VI. Old Business

a. n/a

VII. Management Report

a. Heat Pump Preventative Maintenance *(deadline to sign up is May 17*)
    i. Residents are encouraged to sign up to have their heat pumps serviced annually to ensure proper operation.
b. Balcony Renovations *(status update)*
    i. The project is on schedule despite the 4/27 windstorm causing damage to some of the equipment.
c. Pool & Hot Tub Repairs *(status update)*
    i. Badger Pool has been retained to repair the broken pipe under the pool structure.
d. Parking Garage Pressure Washing *(scheduled for week of June 15)*
    i. Residents must remove their vehicles one day during that week to perform services.

VIII. Homeowner Questions

a. No homeowner questions submitted.

V. Future Meeting

a. Monday, July 13, 2026 @ 6:00 p.m.

VI. Adjournment

Tony moved to adjourn, and Annette seconded. Unanimous approval by members present. The Board Meeting adjourned at 6:35 pm

VII. Executive Session – Started at 6:39 p.m.

a. Complaints/Violations/Appeals
b. Contracts
    i. Domestic Water Storage Tank Replacement
        i. Terri motioned, and Cheryl seconded to move forward with the Cornerstone proposal in the amount of $179,350.
        ii. Miguel objected.
        iii. Approved by all other members
        iv. Motion passed
    ii. Heat Exchanger Replacement or Refurbish
        i. Tony motioned, and Jeremy seconded to move forward with the Furlong Industrial Systems to refurbish the heat exchanger in the amount of $287,728.36 with 10% due in 2026 and the remaining amount due in 2027.
        ii. Approved by all members
        iii. Motion passed
c. Governance Matters
    i. Discussed recommendations from Ideas Committee
        i. Board Members prompted to vote on Basecamp
d. Safety
e. Personnel
    i. Hatch Staffing employee, Tyler Coffey returns to floating position. Will hire new temp to fill two vacant shifts.

VIII. Adjournment - Annette moved to adjourn, and Cheryl seconded. Unanimous approval. Executive Session ended at 8:23 pm.

Landmark on the Lake Condominium Association

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There was no Board of Directors meeting in April 2026.

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Landmark on the Lake Condominium Association

Board of Directors Meeting and Executive Session

Monday, March 9, 2026 / Community Room & Zoom

Meeting Minutes

I. Call to Order

a. Jenn Shedd: Call to order at 6:01 pm.
b. Board Members Attendance: Jenn Shedd, Jeremy Schwartz, Terri Coughlin (virtual), Tony Snell, Cheryl Reed, Jean Miller (virtual).
c. Board Members Absent: Annette Schott – excused absence
d. Management Attendance: Tiffany Engler, Stefanie Lamparter

II. Establish a Quorum

a. Quorum established.

III. Adoption of Agenda

a. No objections. Unanimous approval by members present.

IV. Acknowledgements

a. Welcome New Owners: Kevin and Amy, Larry and Lori, Carmen
b. Meeting Sponsor: Artom Asriyans, LOTL Owner & Realtor (www.alliance-realty-group.com)
c. Team Member Anniversaries
   i. Max Brunner (Maintenance Supervisor/Landmark) – 4 years
   ii. Don Nash (Maintenance Technician/Landmark) – 9 years
   iii. Lonnette Firley (Front Desk Attendant/Securitas) – 7 years
   iv. Mariahlynne Duncan (Front Desk Attendant/Hatch Staffing) – 1 year

V. Basecamp Ratifications

a. **Past Meeting Minutes:** January 12, 2026
   i. No objections, ratified by all other members.
b. **Construction Packet:** Condo #2010
   i. Annette abstained via Basecamp.
   ii. No objections, ratified by all other members.
c. **Domestic Water Booster Pumps:** The reserve budget included replacement of the pumps that are original to the building and necessary to boost water and ensure adequate water pressure for floors 7-28. Cost of project is $114,115. Cornerstone Plumbing hired to perform the work.
   i. Annette abstained via Basecamp.
   ii. No objections, ratified by all other members.

VI. Treasurer's Report

a. Financials as of February 28, 2026.
b. Operating Cash Balance: approximately $70,000
c. Reserve Cash Balance: approximately $805,000
d. February to-Date – Operations: Net gain of approximately $2,000. We budgeted a net loss of approximately $13,000 to date, so we are ahead of budget by approximately $15,000. Income is ahead of budget by approximately $18,000. Capital Contributions made the most contribution as well as Move In/Move Out Fees and Guest Suite Rentals. Expenses are unfavorable to the budget by approximately $3,000. There are pluses and minuses across the categories, with the largest minuses related to actuals vs. budget timing.
e. February to-date – Reserves: Net loss of approximately $102,000. We budgeted a net gain of approximately $86,000, so behind budget by approximately $188,000. It is early in the year, and most amounts are related to either projects that are carry-overs from 2025 (their budget will be added later in the year in the re-forecast) or where actuals do not match timing of the budget.

VII. Committee Reports

a. Rules & Bylaws Committee.
   i. Chairperson John Holm gave an overview of the annual process in place for owners to propose new rules or revise current rules. He also explained how the committee reached their recommendations to the Board.

VIII. New Business

a. Committees
   i. 2026 Committee Members - unanimously approved by members present.
b. Rules Reviewed by Rules & Bylaws Recommendations
   i. Discussed recommendations from committee **(see attached Supporting Document A).**
   ii. Tony moved, and Terri seconded. No objections to committee recommendations. Unanimous approval by members present.

IX. Old Business

a. n/a

X. Management Report

c. Interior Condo Window Washing: March 15 is the deadline to sign up for services.
d. Interior/Balcony Pest Control: April 1 is the deadline to sign up for services.
e. Heat Pump Preventative Maintenance: Scheduled for first week in June, more details to come.
f. Structural Improvements: Parking Garage Repairs: Starts April 6. Balcony Renovations: Starts May 4.
g. Shred Event: Week of April 20.

XI. Homeowner Questions

a. One homeowner question submitted ahead of the meeting
b. Two live homeowner questions.

XII. Future Meeting

a. Monday, May 11, 2026 @ 6:00 p.m.
b. Tony moved to adjourn, and Cheryl seconded. Unanimous approval by members present. The Board Meeting adjourned at 7:00 pm.

XIII. Executive Session

a. **Call to Order:**
   i. The Board of Directors entered Executive Session at 7:07 pm.
   ii. Board Members Attendance: Jenn Shedd, Jeremy Schwartz, Terri Coughlin (virtual), Cheryl Reed, Jean Miller (virtual).
   iii. Board Members Absent: Annette Schott – excused absence; Tony Snell – excused absence
   iv. Management Attendance: Tiffany Engler, Stefanie Lamparter
b. Complaints/Violations/Appeals
c. Contracts
d. Governance Matters
   i. Strategic planning
e. Safety
f. Personnel

XIV. Adjournment

a. Cheryl moved to adjourn, and Jenn seconded. Unanimous approval by members presents. Executive session ended at 8:09 p.m.

SUPPORTING DOCUMENT A

2026 Proposed Rule Changes from Owners & Committee's Recommendations to the Board of Directors

Prohibit use of removable hangers and strips without décor. (Rule 7.2)

- **Committee recommendation to the Board of Directors:** Addition of the following sentence immediately after the first sentence in Rule 7.2: "All hangers must be removed when not in use."
- **Reason for recommendation:** Additional sentence will ensure that doors are kept clean and free from "empty hangers."

Permit lock boxes on condo unit doors. (Rule 7.2)

- **Committee recommendation to the Board of Directors:** No changes recommended.
- **Reason for recommendation:** Newer processes recently set for realtors to access keys and more time needed to determine if the processes are working well. If needed, management may ask the committee to review and update in the future.

Allow owners to park in guest parking spots. (Rule 14.6 and/or 14.11)

- **Committee recommendation to the Board of Directors:** No changes recommended.
- **Reason for recommendation:** The committee determined that guests' parking spots should remain for guests only. All other scenarios were determined to not meet the overall goal and would be too cumbersome for the front desk to administrate consistently.

Permit dogs to enter mailroom. (Rule 26.5)

- **Committee recommendation to the Board of Directors:** No changes recommended.
- **Reason for recommendation:** The hallway to the mailroom and the mailroom common area were determined too small and crowded for allowing access to owners with dogs.

Permit U.S. national, historic, military, and state flags to be securely attached to balcony railings (Rule 9, Appendix A)

- **Committee recommendation to the Board of Directors:** No changes recommended.
- **Reason for recommendation:** After reading Appendix A.9 it was determined that allowing anything to be hung from the balconies would violate the essence of the rule. LOTL does have a large American flag on a flagpole in the front of the property.

Allow investor's family members to use the amenities. (Rule 13.11)

- **Committee recommendation to the Board of Directors:** No changes recommended.
- **Reason for recommendation:** When owners rent to a tenant, they sign a document that transfers all use of amenities to the tenants. Thus, guests of tenants may use the amenities but not guests of owners.

Landmark on the Lake Condominium Association

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There was no Board of Directors meeting in February 2026.

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Landmark on the Lake Condominium Association
Board of Directors Meeting and Executive Session
Monday, January 12, 2026 / Community Room & Zoom

Meeting Minutes

I. Call to Order
- The Board of Directors called to order by Jenn at 6:01 pm.
- Board Member Attendance
  - i. Jenn Shedd, President (present)
  - ii. Annette Schott, Vice President (present)
  - iii. Jeremy Schwartz, Secretary (present)
  - iv. Terri Coughlin, Treasurer (present)
  - v. Tony Snell, (present)
  - vi. Cheryl Reed, (present)
  - vii. Jean Miller (online)
- Management Attendance
  - Tiffany Engler (present)
  - Stefanie Lamparter (present)

II. Establish a Quorum

III. Adoption of Agenda
- No objections, unanimously approved by members present.

IV. Acknowledgements
- a. New Owners
  - i. Alexandria
  - ii. Felix and Izaskun

V. Basecamp Ratifications
- a. Past Meeting Minutes: November 13, 2025 – No objections.
- b. Construction Packet: #1801– No objections.
- c. Repair Broken Boiler *(Total Mechanical)* $7,071.77 - Tony motioned, Terri seconded, unanimously approved.
- d. Heat Pump for Fitness Center *(JM Brennen)* $17,371.90- Annette motioned, Cheryl seconded, unanimously approved.
- e. Building Automation System *(Zein Mechanical)* $31,830.50 and Computer for Building Automation System *(Milwaukee IT Group)* est. $1,240 - Terri motioned, Tony seconded, unanimously approved.

VI. Treasurer's Report

December 2025
Operating Cash Balance = approximately $132,000.
Reserve Cash Balance = approximately $903,000.

December Year-to-Date – Operations: Net Gain of approximately $62,000. We had re-forecasted a net gain of approximately $38,000 to-date, so ahead of the re-forecast by approximately $24,000. Income is behind the re-forecast, at approximately $14,000. Capital Contributions, Cable TV Rebate, Resident Services and Guest Suite Rental made the most contribution to this position. Expenses are favorable to the re-forecast by approximately $38,000. All categories but Contract Services, Amenities, General and Administrative Expenses and Contingency are again ahead of the re-forecast. The Contingency is approximately $23,000, due to several unexpected items this year, due primarily to water loss issues.

December Year-to-Date – Reserves: Net Gain of approximately $766,000. We had re-forecasted a net gain of approximately $476,000, so ahead of the re-forecast by approx. $289,000. There are two projects budgeted but will not get completed this year (Fitness Center HVAC, West Plaza Concrete Repairs, Cold Water Pumps and Building Automation Software), as well as not spending on in progress projects as quickly as budgeted.

We will finalize the 2025 Financials early the week of January 19th and results will be posted to the website.

VII. New Business

a. n/a

VIII. Old Business

a. n/a

IX. Management Report

a. Call for 2026 Committee Volunteers. There are three committees in 2026: 3 social, finance, and rules.
b. Call for Proposed Rule Changes - If any residents have recommendations for rules, submit soon.

X. Homeowner Questions – Questions about when the roof will be replaced and how to encourage residents to sign out of their personal email account when using the Business Center computer.

XI. Future Meeting

a. Monday, March 9, 2026 @ 6:00 p.m.

XII. Adjournment

Motion by Tony, seconded by Terri adjournment 6:32 pm.

XIII. Executive Session – Started at 6:34 pm.

a. **Complaints/Violations/Appeals**
b. **Contracts**
c. **Governance Matters**
d. **Safety**
e. **Personnel**

XIV. Adjournment – Executive session ended at 7:37 pm, motion to adjourn Jenn, seconded by Terri.

Landmark on the Lake Condominium Association

This document is not available.
There was no Board of Directors meeting in December 2025.

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Landmark on the Lake Condominium Association
Board of Directors Meeting
Thursday, November 13, 2025 / Following Annual Meeting / Community Room & Zoom

Meeting Minutes

I. **Call to Order**
  a. Meeting called to order at 7:39pm by Jenn Shedd.
  b. Board Member Attendance
    i. Tony Snell, President (present via Zoom)
    ii. Jenn Shedd, Vice President (present)
    iii. Jeremy Schwartz, Secretary (present)
    iv. Terri Coughlin, Treasurer (present)
    v. Jean Miller (present via Zoom)
    vi. Cheryl Reed (present)
    vii. Annette Schott (present)
  c. Management Attendance
    i. Tiffany Engler (present)
    ii. Stefanie Lamparter (present)

II. **Adoption of Agenda**
  a. Annette moved to adopt the agenda, and Cheryl seconded. No objections, unanimously approved.

III. **Acknowledgements**
  a. **New Owners**
    i. Jessica
    ii. Matt
    iii. Moises
    iv. David & Jodi

IV. **Basecamp Ratifications**
  a. **Past Meeting Minutes:** September 8, 2025
    i. Cheryl abstained.
    ii. No objections, ratified by all other members.
  b. **Construction Packets:** #403 and #811
    i. Cheryl abstained.
    ii. No objections, ratified by all other members.
  c. **Garage Door Openers:** Replace ($14,450) Lifetime Door & Piper Power
    i. Cheryl abstained.
    ii. No objections, ratified by all other members
  d. **Fitness Center Equipment:** Elliptical ($2,854), Rower ($2,065) Summit Fitness
    i. Cheryl abstained.
    ii. No objections, ratified by all other members
  e. **Property Insurance:** Renew ($104,873) Greater New York
    i. Cheryl abstained.
    ii. No objections, ratified by all other members
  f. **Sundeck Membrane Warranty:** Expires November 2025, Non-Renew
    i. Cheryl abstained.
    ii. No objections, ratified by all other members
  g. **Elevator Refinish:** Defer until shopping carts are better protected
    i. Cheryl abstained.
    ii. No objections, ratified by all other members

h. **Committees & Clubs**
   i. **Design Committee:** Turn into Ad Hoc Committee
      1. Cheryl abstained.
      2. No objections, ratified by all other members.
   ii. **Gardening Club:** Reduce scope of work
      1. Cheryl abstained.
      2. No objections, ratified by all other members
   iii. **Dissolve:** Technology Committee, Resident Services Ad Hoc Committee, Sustainability Ad Hoc Committee, Vending Machines Ad Hoc Committee
      1. Cheryl abstained.
      2. No objections, ratified by all other members

V. Treasurer's Report

a. Terri reported on the financials as of October 31, 2025
   i. Operating Cash Balance of approx. $184,000
   ii. Reserve Cash Balance of approx. $890,000
   iii. October Year-To-Date Operations:
      1. Net Gain of approx. $43,000
      2. Had re-forecasted a net gain of approx. $36,000 to date, so ahead of re-forecast by approx. $6,000.
      3. Income is ahead of the re-forecast by approx. $2,000. Primarily due to Leasing Program.
      4. Expenses are favorable by approximately $4,000. All categories but Contract Services, General and Administrative Expenses, and Contingency are ahead of the re-forecast. Contingency is approximately $17,000, due to a number of unexpected items this year, primarily water losses.
   iv. October Year-To-Date Reserves:
      1. Net Gain of approx. $775,000
      2. Had re-forecasted a net gain of approx. $720,000, so ahead of re-forecast by approx. $55,000. Invoices for the Building Structural Improvement project are now getting caught up.

VI. Homeowner Questions

a. No homeowner questions submitted ahead of meeting.
b. One live homeowner question—Why did the Board decide not to renew the Sundeck membrane warranty?
   i. To qualify for the 5-year extended basecoat warranty, the Sundeck membrane would need a new topcoat applied by spring 2026. Cost is approximately $93,000. The Board does not believe it is a good investment.

VII. Future Meeting:

a. Monday, January 12, 2026 @ 6:00pm
b. Terri moved to adjourn Board Meeting and go into Executive Session, and Annette seconded. No objections, unanimously approved.
c. Board of Directors Meeting ended at 7:50pm.

VIII. Executive Session

a. Complaints/Violations/Appeals
b. Contracts
c. Governance Matters

i. Election of New Board Officers
   1. President:
      a. Terri nominated Jenn and Jenn accepted
      b. No objections – Jenn Shedd will be the new President
   2. Vice President:
      a. Terri nominated Annette and Annette accepted
      b. No objections – Annette Schott will be the new Vice President
   3. Secretary:
      a. Terri nominated Jeremy and Jeremy accepted
      b. No objections – Jeremy Schwartz will remain Secretary
   4. Treasurer:
      a. Annette nominated Terri and Terri accepted.
      b. No objections – Terri Coughlin will remain Treasurer

d. Safety
e. Personnel

IX. Adjournment

a. Terri moved to adjourn Executive Session, and Jeremy seconded. No objections, unanimously approved.
b. Executive Session ended at 8:53pm.

Landmark on the Lake Condominium Association

This document is not available.
There was no Board of Directors meeting in October 2025.

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Landmark on the Lake Condominium Association

Board of Directors Meeting and Executive Session

Monday, September 8, 2025 / Community Room & Zoom

Meeting Minutes

I. Call to Order

- The Board of Directors called to order by Jenn at 6:00 pm.
- Board Member Attendance
  - Tony Snell, President (present)
  - Jenn Shedd, Vice President (present)
  - Jeremy Schwartz, Secretary (present)
  - Terri Coughlin, Treasurer (present)
  - Karen Gritzmacher, (present)
  - Jean Miller (present)
  - Annette Schott (present via Zoom)
- Management Attendance
  - Tiffany Engler (present)
  - Stefanie Lamparter (present)

II. Adoption of Agenda

- No objections, unanimously approved by members present.

III. Acknowledgements

a. New Owners
   i. Tim & Sheri
   ii. Jennifer
   iii. Alexander

b. Meeting Sponsor
   - Artom Asriyans, LOTL Owner & Realtor (https://alliance-realty-group.com/)
   - Want to sponsor a meeting? FMI: https://www.landmarkonthelake.com/sponsorships/

c. Team Member Anniversaries
   i. Mike Olson (Landmark on the Lake) – 20 years
   ii. Monica Reyes (Emeric Cleaning) – 7 years
   iii. Omar Derego (Emeric Cleaning) – 6 years

IV. Basecamp Ratifications

a. **Past Meeting Minutes**: July 14, 2025 – No objections ratified, Jenn motioned, Karen seconded.

b. **Construction Packets Approved:** #411, #1502, #1612, #2708, Terri motioned, Jenn seconded.

V. Financial Review Presentation & 2026 Budgets

a. Presented by Board Treasurer, Terri Coughlin.

b. Homeowner Questions

VI. New Business

a. 2026 Operations & Reserve Budget. Terri motioned, Jean seconded, unanimously approved.

b. Elevator Refinishing Options. Discussion with board and meeting attendees. Project put on hold until it can be determined how to prevent the elevators from getting scratched.

VII. Old Business

a. Vending Machines. Four local buildings responded that they have vending machines. One building responded they average 500 transactions totaling 2k in sales per month. Vending machines would be located in the laundry room. No upfront costs and association would receive 3% of sales. Considering electricity cost, the vending machines would break even. Tony motioned, Jenn seconded, unanimously approved.

b. Skyline Mural Lobby Artwork. Tony motioned, Karen seconded. Annette voted against, wanting to table the decision. Terri voted no since she has some concerns. Jenn abstained. Jean and Jeremy voted for the motion. Motion passes 4-2.

VIII. Treasurer's Report

Financials as of August 31, 2025

Operating Cash Balance approximately $202,000
Reserve Cash Balance approximately $1,118,000
August Year-to-Date – Operations:
Net Gain of approximately $43,000

We had re-forecasted a net loss of approx. $5,500 to-date, so ahead of the re-forecast by approximately $48,500
Income is ahead of the re-forecast, by about $9,000. Capital Contributions (from condo sales), the Leasing Program, and Guest Suite Rentals had the most contribution to this position.
Expenses are also favorable to the re-forecast by approximately $40,000. All categories but contract services, general and administrative expenses, and contingency are ahead of the re-forecast.
August Year-to-Date - Reserves: Net Gain of approximately $996,000

IX. Committee Reports

a. n/a

X. Management Reports

a. 2025 Structural Improvements. Schedule is subject to change due to equipment, weather, etc.
b. Annual Meeting Packet. If you live offsite, packets will be postmarked by October 13.

XI. Homeowner Questions

XII. Future Meeting – ANNUAL MEETING & Board of Directors Meeting

a. Thursday, November 13, 2025 @ 6:00 p.m.
   i. Confirmation of interest/candidate bios due by September 28.

Adjournment

Motion by Jenn, seconded by Terri adjournment 7:34 pm.

XIII. Executive Session – Started at 7:40 pm.

a. Complaints/Violations/Appeals
b. Contracts
c. Governance Matters
d. Safety
e. Personnel

XIV. Adjournment – Executive session ended at 8:37 pm, motion to adjourn Terri, seconded by Jean.