

Lakeshore Towers of Racine Condominium Association

Board of Directors' Meeting

Tuesday, June 9, 2026 6:30 P.M.

Hybrid- Zoom/ In Person Meeting Format

MEETING MINUTES

Call to Order- 6:32 P.M. President Dr. Janice Limperis called the meeting to order.

Roll Call - Directors present in person: Janice Limperis, Don Kaslofski, Mary Johns, Andrea Galinski and Janice Weber. Neil McMurdie and John Nowak participated on Zoom. John Nowak joined the meeting in person at 6:45 P.M.

Approval of May 12, 2026 Regular Board Meeting Minutes

- **Motion** to approve the 5/12/26 minutes as distributed. Seconded. *Motion carried.*

Financials (Prepared and presented by M. Johns; please see attached Treasurer's Report for details)

- **Motion** to transfer \$107,556.41 from the Special Reserve Account to General Checking Account to pay invoices for gym, hallway and elevator lobby projects. Seconded. *Motion carried.*
- **Motion** to approve the Treasurer's Report as written. Seconded. *Motion carried.*

Building Committee Report (Presented by N. McMurdie)

- The swimming pool is open
 - Please have a LST Pool wristband available when you are at the pool
 - Pool and pool deck use may be briefly interrupted for short periods of time while work is being done on upper floors
 - Dates and times will be communicated once the work is scheduled
- West Parking Deck Repairs
 - Annual repairs will be done in June
 - Please avoid areas marked with cones (or where workers are working) so work can proceed as planned; areas affected will change throughout the project.
 - Consider parking inside the garages during this time
- Level G and LL Garage Cleaning
 - After the parking deck work is completed
 - Cleaning will take 2 days; closures will be announced after scheduling
- **Motion** to accept the Building Committee Report as presented. Seconded. *Motion carried.*

Safety and Security Report (Information shared by A. Galinski)

- An additional FOB reader will be installed in the vestibule
- Privacy screening will be installed on the fencing located in the pool area
- **Motion** to approve the Safety & Security Report as presented. Seconded. *Motion carried.*

Decorating Committee Updates (presented by J. Limperis)

- Console tables, wall mirrors and decorative items will be placed on each floor in the elevator lobby area
- **Motion** to accept the updates as presented. Seconded. *Motion approved.*

Friendly Reminders & Announcements (President Limperis)

- Thank you for your patience and support while the interior “Refresh Projects” are completed
- Use of Elevators - Please put up and take down the protective pads and flooring. Extra elevator service calls have been necessary to fix the operation when small items have been found in the grooves between the cab and the flooring
- Condo unit door locks: Please bring a key and/or combination to the office if you change locks. These are securely stored in the safe. Thank you
- Please remember to close the umbrellas by the tables at the pool when you’re finished using them
- Ongoing projects by WE Energies on Lake Avenue at 4th street are scheduled to be finished within approximately two more weeks

Questions & Comments

- An inquiry related to Northside project updates was made. President Limperis explained that *specific details will be presented at the July meeting*
- A question was raised regarding the pool cover. *The new cover is on the moveable roller and will be useable soon. The cover needs to be cut to fit the shape of the pool*
- An owner asked what the total budget for the hallway projects is. *The treasurer can provide this information, but did not have the information available. She estimated approximately \$330,000 for carpeting, tile flooring, painting, light fixtures and electrical work, new furniture, mirrors and decorative items, etc...*
- A prepared statement was shared outlining an owner’s personal feelings about the changes related to the remodeling as well as Rules & Regulations currently in place regarding personal belongings in residential common areas

- Concerns were raised about scuffs on newly painted surfaces. *Magic Erasers or nonabrasive cleaning is recommended. It is a special paint made for this purpose*
- A report of bubbling on the surface of a balcony was made and the question asked as to whether the coating should be scraped off. *Research is ongoing to determine next steps for all balconies*
- Comment shared via online Zoom chat: green utility boxes by the LL garage entrance are rusted and areas are weedy
- An owner wondered if the steel doors located on 8th floor balconies are being replaced. *Yes, some doors are already ordered*
- A query was relayed about the pool rules sign. *It was damaged during a wind storm and has been replaced but not yet installed*
- An owner reported unpainted “orange” areas on the rooftop patio

Adjournment - **Motion** to adjourn at 7:04 P.M. Seconded. *Motion carried.*

In addition to the Directors present in person, seventeen condo owners also attended this meeting in the Large Party Room. Thirteen other owners’ devices were logged in via Zoom during the meeting. The Board appreciates everyone’s engagement, input and respectful interaction during meetings and throughout the month. Thank you!

Respectfully submitted,
Janice Weber, Secretary, Board of Directors

Next Board Meeting:
Tuesday, July 14, 2026 at 6:30 P.M.