

1522 On the Lake Condominium Association Minutes of
Annual Meeting
March 26, 2025

Board Members

Deb Holtkamp, President – Present
Judy Jacobson, Vice President/Secretary – Present
Rebecca Nguyen – Treasurer (serving through Dermot Putnam’s remaining term)– Present
Paul Oman, Director – Present
Gregg Jozwik, Director (serving through Mike Munson’s remaining term) -- Present

Property and Operations Manager

Peggy Leppien, Founders3 - Present

Call to Order and Confirmation of a Quorum Via In-Person, Zoom and Proxy – 6:00 PM

Approval of the 2024 Annual Meeting Minutes -- previously distributed – Judy Jacobson, VP/Secretary.
Motion to approve passed. The March 27, 2024 annual meeting minutes were previously reviewed, approved and distributed by email. If any homeowners are not receiving email from the Association, please register your email address with Peggy.

President’s Report (Deb Holtkamp):

► **Introduction of Board Members**

- Deb Holtkamp – President since 2021
- Judy Jacobson – Has served in various roles off and on since 2008, including currently as VP and Secretary
- Paul Oman – On the Board since 2020 as a Director and Chair of the Building & Security Committee
- Gregg Jozwik – Serving out Mike Munson’s term for the past year
- Rebecca Nguyen – Serving out Dermot Putnam’s term as Treasurer since May 2024

► **Welcome New Owners**

- Jeff & Beth Bauer – 802
- Stan & Barbara Hardwick – 503
- Todd & Lori Martens – 901
- Debra Miller – 1704
- Ted & Deb Schuerman – 405
- Indiana Strombom – 201
- Amy Zietlow – 1206

► **President’s Report/Year in Review**

- Here are some highlights and accomplishments of 1522’s Board of Directors and hardworking volunteer committees over the past year:

- Completed an in-depth financial analysis as part of the annual budget process and took a number of steps to build the Reserve fund to address the anticipated future deficit and to help mitigate rising operating expenses, including
 - Reduced front desk hours during low traffic times
 - Increased the move in/move out fee
 - Voted to introduce an annual dog fee to offset increased costs of carpet cleaning
 - Looking at implementing a Community Room deposit
 - Investment of funds in short term CDs for better ROI
 - Held HOA fee increase to 8.8% while increasing the Reserve Fund contribution
- Addressed several large building maintenance projects as well as issues that arose due to the age of our building
 - Completed the building façade project
 - Made a number of improvements and updates to the HVAC system
 - Installed a new MUA unit
 - Conducted multiple investigations and repairs for leak remediation
 - Inspected and repaired balconies
 - Replaced the chiller
 - Replaced the garage door
- In addition to these projects, a number of proactive steps were taken to improve the building amenities
 - Replaced the ellipticals in the fitness room
 - Added new outdoor furniture to the patio area off the Community Room
 - Continued to enhance the curb appeal of the building with both professional and volunteer landscaping
- A number of activities were held to enrich our community at 1522 and beyond
 - Participated in philanthropic efforts including
 - Holiday Food Drive
 - Foundations for Freedom
 - Habitat for Humanity
 - Held a number of social events allowing residents to enjoy each other's company
 - Wine Down Wednesdays
 - Thirsty Thursdays
 - Sporting event watch parties
 - Movie Nights
 - Annual Summer party
 - Annual Holiday party
- The annual Resident Survey was completed to gather feedback and input.
- Goll Mansion construction project has not yet proceeded!
- While there have been many positives, there are also a few key concerns and ongoing initiatives being undertaken as we continue to move into 2025.
 - A continued area of risk for the HOA is the level of reserve funding available to address future building repairs and improvements, especially large investments such as elevator replacement and roof work. The Board and Finance Committee have been working together to ensure funds are available in advance of necessary projects to protect the building safety and integrity.

- Other ongoing building maintenance projects include
 - Door replacements
 - The addition of an air handling unit in the guest suite
 - Ongoing leak remediation
 - Elevator repairs
 - Investigation of balcony railing noise during wind events
 - Installation of a new roof exhaust fan
 - HVAC repairs
- Additional resident surveys will be conducted on specific subjects

► **Committee Recognition/Updates** – The Board thanks all committee members for their contribution of time and effort in keeping 1522 a great place to live. <https://www.1522onthelake.com/committees/> . If any homeowners are interested in signing up for any of the 1522 committees, please see Peggy for details. Participation on one or more of our committees is a great way to make new friends, as well as to make a difference to the 1522 community.

- **Social Committee (Carol Wolcott, Chair):** The goal of the social committee is to bring people together and create a neighborhood atmosphere where everyone in the building feels connected and belongs. Each event offers an opportunity to gather with old friends in the building and meet new ones. 2024 through early 25 was another year of camaraderie and fun for the 1522 community. Our goal is to have one event every other month. Some highlights from 2024 include:
 - **Valentine's Day Thirsty Thursday, Love Potion # 9**
 - **Our Spring Cleaning and clothing drive,**
 - **Annual Summer Terrace Party,**
 - **Halloween Thirsty Thursday,**
 - **We decorated the Holiday Tree and lobby,**
 - **On a Thirsty Thursday in September, we had a Virtual Tour of the new Milwaukee Rep. with a musical presentation from the Rep actors.**
 - **A Kinship Food Drive with over 600#s of food plus cash donations.**
 - **The Holiday Party**

The Committee would like to thank Colleen Golonski for her continued organization of Movie Night. Movie Night is similar to a book club in that the participants select the movies. Colleen loves movies and wants to share her love with others. She organizes the nights, puts out the posters, makes the popcorn, and sets up the event.

Anyone in the building with a passion for a subject, craft, or sport and an idea for sharing it with others is welcome to sponsor it. Just contact me or Judy, and we will support it under the umbrella of the social committee.

2025 promises more fun events, such as Wine Down Wednesdays, Thirsty Thursdays, Monthly Movie nights, and a Holiday Party. One of the events we are considering is Men Who Cook. So, if those men come forward, we can discuss an event to showcase your talents.

SAVE THE DATE: This year's summer event is on July 16, featuring A Trip to the Greek Islands, ala Mama Mia, with Greek food, karaoke, and Ouzo. Please put it on your calendar.

As a team, we thank the community members who support our fundraising and the board for their support. Our budget is \$1500 a year, which is not enough to pay for our events.

Special thanks to the members of the Social Committee for their time and commitment to bringing fun and camaraderie to the 1522 community. This team is a delight to work with—a fun, well-oiled machine. Carol Wolcott-Chair, Judy Jacobson-Board Liaison, Jo Burgoyne, Tamara Crum, Cathy Nemerovski, June Perry-Stevens, Roberta Stein, Barb O'Brian, Barb Pauer, and Cindy Thomason. Each member contributes their unique talents to the team.

○ **Fitness Center (Judy Jacobson, Chair/Board Liaison):**

We are pleased that so many residents are enjoying the Fitness Center. A few highlights from the past year:

- Two Certified Pre-Owned Precor Ellipticals were purchased and delivered in July. Special thank you to Annette Giangiacomo, who drove me down to the Precor distributor in Mundelein IL to take a closer look at this equipment. Both machines were only a couple of years old with minimal usage. The 2-year warranty, as well as getting two for the price of a new one, clinched the deal.
- The annual preventive maintenance was done in early January. Any minor issues at the time were addressed.
- Special thank you also to Barb Kren, who volunteered to do a deep clean in the Fitness Center and spent hours getting it absolutely spotless. In fact, it has never been that clean. So we appreciate people wiping down any equipment they use and doing whatever else they can to maintain the cleanliness of the room.
- Gregg Jozwik has been researching our options for eventually replacing the Precor Strength Resistance Stations which are over 20 years old. They've held up amazingly well considering the heavy usage over the years; so we're just planning ahead. It's been a bit of a challenge to get any new stations we want to fit into the current space but we will keep looking. In the meantime, if you are aware of equipment we should be checking out, please email any links to jsolo_2000@hotmail.com. Many thanks to Gregg for his help.

Any questions or problems regarding equipment in the Fitness Center should be directed to Judy at 414-630-9849.

Thank you to all members of the Fitness Center Committee for your support and participation: Gerald Bloch, Mike Davis, John McDermott, Barb Kren, Thomy Singh, Cathy Nemerovski, Ricardo Diaz, Susan Lederman, Alan Mendeloff and Gregg Jozwik. We are indeed lucky to have so many owners who are committed to maintaining/enhancing one of 1522's most valuable assets.

○ **Communications (Deb Holtkamp, Chair):**

Thanks to Colleen Golomski, our 1522 website is regularly updated and maintained. It is a wealth of information, useful features, and easy to use. <https://www.1522onthelake.com/home/>. Be sure to complete your profile information on the website for inclusion in our directory; and update it as necessary. If you have any difficulty in accessing or using the website, please contact Colleen.

And thank you to all Communications committee members for your commitment to support communication efforts and provide information to residents in the 1522 community: Deb Holtkamp (Board Liaison), Carol Diggelman, and Colleen Golomski.

- **Building and Security (Paul Oman, Chair):**

Many thanks to the members of the Building and Security Committee for your commitment to ensuring the safety of the 1522 residents and to maintaining the building as a premier property: Paul Oman--Chair, Deb Holtkamp (Board Liaison), Eriks Krumins, Del Dettmann, Jim Huston, Colleen Golomski (Finance Committee rep), Peggy Leppien, and Kenny Dombrowski

- **Landscape (Renee Peterson, Chair):**

- Bluff and areas around the back of the building and garage were culled in the Fall when landscape company is not as busy – thus, lower cost.
- Gina Crispell and Renee picked up garbage on the bluff a couple of weeks ago.
- Looking forward to tulips sprouting upward soon!

Many thanks to all committee members for their hard work and dedication to maintaining the beauty of the landscape surrounding 1522: Renee Peterson-Chair, Lynda Mitz, Jo Burgoyne, David Crum, Ann Davis, Bob Diggelman, David Ham, Gina Crispell, Gail Sklodowska, David Tomczek, and Janet Tomczek

2024 Financial Overview (Rebecca Nguyen, Treasurer)

► 2024 Numbers...

- Operating income came in over budget by approximately \$6,700
- Operating expenses came in over budget by approximately \$13,000
- Net income came in under by approximately \$17,000
- Reserve budget over by approximately \$166K. Main issues... balcony project, window leaks, chiller repairs, MUA unit, façade and HVAC repairs

► 2025 Budget Process:

- Cost estimates from vendors
- Updated rate information from utilities providers
- Building committee, F3 staff and Finance committee meet to discuss upcoming year reserve expenses and build the reserve budget
- Committees (Landscape, Communication, Social and Fitness, etc) provide budget needs
- Finance committee prepared Draft budget - big ticket items are analyzed in detail for scope, best timing and cost
- Operating and Reserve budget are presented to the Board for discussion and final approval

► February 2025 Financials:

- Operating income came in about \$2000 under budget with YTD under by just over \$2000. Lower income due to less interest than expected in reserve CD and guest suite charges posted in March rather than February.
- Operating expenses came in approximately \$4000 over budget and over about \$12,500 YTD. Higher costs due to 18th floor sprinkler issue, higher than expected snow removal and higher gas usage.
- Net operating income is under by about \$5000 and about \$14,500 under YTD.
- Reserve balance including CD investment is \$315,647.75

Vote for New Board Members: Given the lack of opposition to the two Board members running for another term, Rebecca Nguyen and Gregg Jozwik will continue to serve for another two years. The new Board will meet soon to determine future meeting dates and board positions. Homeowners will be updated once they are set.

Homeowners Concerns:

A couple of owners raised concerns about increasing crime in Milwaukee's downtown and inquired about the building's level of security. After a number of viewpoints were shared, the Board of Directors agreed to form a Building Security Advisory Committee evenly representing owners interested in more security, owners satisfied with current security levels, and owners concerned the current security level is more than necessary. Within this group there will be owners who use the Butterfly system actively and those who do not.

- The Committee will act on behalf of the residents of 1522 to discuss and consider options concerning building security that will support the position of the building as a premier Milwaukee condominium property.
- The committee's role will be to discuss views and understand each other's positions in a cooperative setting, as well as to create recommendations to share with the Board.
- The Board's expectation is that the deliverables from these discussions will be viable recommendations presented to the Board, which will include funding considerations.

Adjournment at 8:00 pm.

The next Board meeting is scheduled for Wednesday, May 28th, at 6:30 PM in the Community Room. Meeting details like location or virtual instructions will be communicated closer to that date.