

1522 On the Lake Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, September 24, 2025

Board Members	Present
Deb Holtkamp, President	Yes
Gregg Jozwik, Vice President	Yes
Rebecca Nguyen, Sec/Treas	Yes
Paul Oman, Director	Yes
Judy Jacobson, Director	Yes

Property Manager, Peggy Leppien was present.

Location: 1522 On the Lake Community Room and via Zoom

Meeting called to order at 6:36 pm by President, Deb Holtkamp.

President' Report

New Owners

- Jenny Kramer and Scott Campbell – 1503
- Chelsea Willie (previous renter in this unit) – 704
- Baram and Batoul Shabahang – 1405

Goll Mansion

There has been activity at the mansion. Two vendors are currently engaged—one handling general maintenance and the other addressing roof repairs. However, we still have no updates on if or when construction will move forward.

Elevators

We continue to work with the elevator contractor to address ongoing issues. Since new parts were installed in July/August, Kenny has had to reset the elevators occasionally, but no new major problems have occurred.

The Board is considering advancing the timeline for elevator modernization, potentially moving it earlier than 2028/29. To evaluate this, we will engage a consultant to define the scope of work and recommend next steps.

There was discussion about training a few owners on how to perform elevator resets. However, concerns remain regarding correctly identifying the cause of outages and ensuring safety. F3 has other buildings where resets are performed under specific circumstances, but we will first consult with our attorney, Lydia, to review potential liability issues.

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Owners should also be aware that when elevator modernization begins, each elevator will be out of service for up to seven months. During this time, only one elevator will be operational.

Front of Building

The electrical cord is no longer present in front of the building; however, the sidewalk issue has not yet been resolved. We have contacted Milwaukee Click for Action, and the repair is currently on their list.

Wind Noise

We have a proposal from an engineering firm the Board will review. In addition, we are getting quotes on balcony replacement. Kenny continues to address severe noise issues as he is able when they are identified.

Security Advisory Committee

The Board has reviewed the committee's recommendations and is working to determine which can be implemented. Action items will be identified in the coming weeks.

Maintenance

The Board conducted an email vote and approved the replacement of exhaust fan #11 on the roof.

The terrace leak, which had been periodically causing water in the basement, has been repaired.

Treasurer's Report

August operating income came in about on budget with YTD over by about \$2600. The main YTD factor is the lower income from move in/move out fees and Interest Income.

August operating expenses came in at budget and over about \$29K YTD. Large amount of this is from Maintenance and Labor and Property Insurance.

Net income through August is under by about \$6500 and about \$45K under YTD. Mainly due to Maintenance Labor, Insurance and August reserve transfer.

Board Meeting Minutes Approval

Meeting minutes for July 23, 2025 were unanimously approved.

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Property Manager's Report

Water Heaters

Bid with several different vendors. Cornerstone came in with the best deal for multiple units. Peggy will send out a message to see who wants to be included.

Security

Nautica has given her notice, and the security company has assigned a replacement, Ronnie Rideout. Please take a moment to welcome him. Peggy will send an announcement to owners with his schedule and hours.

Window Washing

Peggy is working to schedule the fall window washing. Since the budget is already over, it was suggested that we cancel the fall cleaning to save approximately \$10,000. Owner feedback on this suggestion was mixed.

Copy Machine/Printer

There is a need for a new copier/printer, and Peggy will look into options for replacing the current machine.

Committee Reports

Social Committee

- The tailgate party was a success—thank you to June for providing the prizes.
- The food drive benefited the Hunger Task Force, with nearly 300 lbs. of food collected.
- Upcoming plans include a Holiday Party in December, with the possibility of another gathering beforehand.
- Many thanks to the committee members for donating their time and, in some cases, products.
- Movie Nights are held monthly; the next movie will take place this Tuesday.

Landscape Committee

- A consultant has assessed the lifecycle of the trees and shrubs on the property. The committee is currently reviewing their recommendations.
 - Many of the crabapple trees have injuries at the base that have healed over but have since developed fungus. Treatment is underway, though replacement may be needed within 3–4 years.

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- Boxwoods in front have been struggling and steps are being taking to sustain the life.
 - Serviceberry in the parking lot is starting to look thin and is coming to the end of its lifecycle.
- We had several owners that have helped out with landscaping duties and clean up around the building. We thank you.

Fitness Center

They are looking to replace the large fans and add mounted fans. One has been ordered to test.

Owner Feedback

Sound Bath to happen again – tentatively the day after Thanksgiving.

After the guest suite was updated, the committee decided to place tip envelopes in the suite. These were recently removed, which concerned the committee since they were not consulted. The Board made the decision to remove the envelopes after at least four owners recently complained, with others in past years, noting that guests do not receive direct service during their stay.

- One suggestion was to allow the owner renting the suite to provide a tip, rather than the guest. Jean-Louis could hold the envelopes and give them to the owner at the time of rental.
- Another suggestion was to add a small service fee (e.g., \$10 per stay) to the rental cost.

The Board will discuss and make a final determination.

Over the next 5–7 years, the City plans to reconstruct Prospect Avenue. The Communications Committee will explore inviting a speaker to provide more details.

There was also concern expressed about the Butterfly system in lieu of front desk coverage. It is important to remind owners that front desk staff are **not** security personnel; their role does not include security responsibilities. The only action they can take in the event of an incident is to call the police. Additionally, residents should not allow others to “tailgate” into the building and must remain diligent about building access.

For issues related to streets, sidewalks, streetlights, graffiti, or similar concerns within the City of Milwaukee, residents should use the “Click or Call for Action” option on the city’s website (located in the top right corner).

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The meeting was adjourned at 8:07p.

The next meeting of the Board is scheduled for Wednesday, November 19, 2025 in the Community Room. Further meeting details will be provided closer to the scheduled date.