

Tower Lakes Owners Association - Board Meeting Minutes

February 18, 2026

1. Call to Order

Tower Lakes HOA meeting called to order 6:10 PM - Mark Wilcheck—President, Dave Damron—Vice President, Chris Baldasare—Secretary & Variances, Pat Lapczenski—Treasurer, John Grove—Lawncare, Marilee Kastran—Farmhouse, Gary Proietti—Neighborhood Watch, Tower Lakes Times (Absent - JoAnn Baker—Beautification & Social Committee)

2. Approval of February Meeting Agenda - Approved with a motion by John Grove / seconded by Marilee Kastran. The motion carried.

***Item #8 for Presentation & Discussion added after Agenda item 2**

a) Presentation of Schmidt Security Proposal / Specs / Monitoring

3. Approval of the Board Minutes for the following meeting

- January 11, 2026 Meeting - Approved with a motion by Gary Proietti / seconded Pat Lapczenski. The motion carried.

4. Treasurer Report and Approval of Financials

- Review of Budget / Financial Projections Net income: -\$1,965.57 (January only)
- Total assets decreased ~\$12,000 December to January (Liberty monthly payments factor)
- New financial statement format implemented
- Prepaid dues tracked as negative receivables for residents that pay 12 months advance
- All accounts reconciled & bank statements match
- Three CDs maturing in February 2026: ~\$74,000 total. Will be reinvested and consolidate into single CD. Approved with a motion by Mark Wilcheck / seconded by Dave Damron. The motion carried.

- Additional CDs maturing March and April
- \$2,700 in money market account available for reinvestment. Pat to research current rates before reinvestment
- a. Review of HOA Dues Increase - Effective Date - March 1
- b. Review Spectrum Contract / Financial Impact Timeline
 - i. 30 Days - for Dues increase / March Information
- **Lock Box Elimination**
 - Bank lock box (\$45/month) closing April 1, 2026
 - Only 5 check writers remaining
 - Payments redirect to PO Box 3866 or treasurer's address (1582 Cape Cod)

Dues Increase Implementation

- Effective date: March 1, 2026
- Cable portion increase: June 1, 2026 (\$95/month). 30-day notice required to community
- No negative feedback received from residents
- Prepaid residents already remitted difference for rate increase

5. Public Participation - NO Requests

6. Committee Reports

Variances - Chris – Nothing to report

Farmhouse - Marilee – Nothing to report

Lawn Care – John

- Isaac/Liberty contacted about spring turf repair from winter damage
- Dog waste cleanup needed as snow melts
- Liberty spring services announcement ready for distribution
- Residents must contact Liberty directly for additional services (not through board during visits)

Snow Removal - Dave & Mark

- Harsh Winter - Responding to Residents / Challenges
- Liberty performed exceptionally well through winter
- Kept roads clear to pavement consistently
- \$100 gift cards distributed to 4-person crew (Nardos, Chipotle, Panera, Subway)

Beautification – JoAnn

- *Absent / No report*

Website - Dave

- Several new sections added, Spectrum, pictures, and more

Social Committee – JoAnn

- *Absent / No report*

TL Times - Gary

- Requesting input for stories

Neighborhood Watch – Gary

- *No report*

Trash - Mark

- Billing issues continue

Hunsinger Builders Liaison – Pat

- *No report*

7. Old Business

a. Spectrum Contract - Signed

- i. Informational Blitz to Residents - Specifics / *Formation Tech Ambassadors - call to residents*

8. New Business

a. Presentation of Schmidt Security Proposal / Specs / Monitoring

(Placing this item to the front of the Agenda after Approval of Board Agenda item 2)

This allows for the presentation and further discussion

Approved to move forward for the installation of Security Camera's at Tower Lakes Condo Association

- Schmidt Security camera system installation monthly monitoring. Approved with a motion by Chris Baldasare / seconded by John Grove. The motion carried.
- Three policy documents: outdoor fire pit policy, window replacement policy, unit owner info sheet. Approved with a motion by Gary Proietti / seconded by Dave Damron. The motion carried.
- Spectrum contract signed; activation scheduled April 21-23, 2026

9. Tower Lake Meeting Schedule

a. The Board will meet the third Wednesday of the Month - 6:00 PM at the Farmhouse

b. Next Meeting Date

- i. March 18, 2026

10. Adjournment

- **Motion for Adjournment** - 8:27 PM motion by Gary Proietti / seconded by Dave Damron. The motion carried.