

Tower Lakes Annual Meeting Minutes

August 4, 2026

Location: Berean Baptist Church - 2145 Middle Bellville Rd, Mansfield, Ohio

1. **Welcome & Call to Order** - Meeting called to order at 6:09 PM by Mark Wilcheck, President.
Board members and committee representatives present included: Dave Damron, Vice President; Pat Lapczenski, Treasurer; Chris Baldasare, Secretary and Variance Committee; John Grove, Lawn Care; Marilee Kastran, Farmhouse; Gary Proietti, Neighborhood Watch and Tower Lakes Times; and JoAnn Baker, Beautification and Social Committee
2. **Recognition of Volunteers** - Mark Wilcheck
3. **Power Point Visual Presentation**
4. **State of the Tower Lakes Condo Association**
 - a. **Insurance:** Review and Update - Brian Hamilton, Vice President, Hamilton Insurance
 - b. **Governance** - Chris Baldasare
 - i. Report of Board Nominations
 - ii. Bylaws and Policies Updates
 - c. **Safety & Security** - Mark Wilcheck
 - i. AED Machine
 - ii. Security: Installation of Cameras and Monitoring Services (Schmidt Security)
 - d. **Variances** - Chris Baldasare
 - e. **Exterior Services**
 - I. Lawn Care - John Grove / Dave Damron
 - II. Snow - Dave Damron
 - III. Trash - Mark Wilcheck
 - IV. Security Lighting Updates - Dave Damron
 - V. Farmhouse Mailbox - Dave Damron
 - VI. Beautification - JoAnn Baker
 - f. **Spectrum** - Dave Damron
 - g. **Social Committee** - JoAnn Baker
 - h. **Communication** - Dave Damron
 - I. Community E-Mail communication
 - II. Website: Primary Source of Community Information
 - i. **Farmhouse**—Mark Wilcheck / Marilee Kastran

j. **Financial** - Pat Lapczenski

- i. Review of the Association's current financial position and future-proofing* strategies for the Association and its residents.

*Future-proofing a homeowners association (HOA) involves strategic planning designed to help the community adapt to changing laws, technology, infrastructure needs, and homeowner expectations while maintaining financial stability and operational effectiveness. This proactive approach supports the Association's long-term success and resilience.

5. Questions

- i. Following the adjournment of the formal business of the TL Annual Meeting, the Board provided an opportunity for Unit Owners to ask questions regarding matters related to TL.**

**Unit Owners who wish to ask a question were asked to come to the front of the auditorium, clearly state their name and address, and speak into the microphone so that all residents can hear and understand the question.

To ensure an efficient and productive session, questions from multiple Unit Owners on the same or related topics may be grouped, summarized, and answered collectively.

The Board welcomes questions from Unit Owners. However, conducting the business outlined in the Agenda for the benefit of all TL residents will remain the primary focus of the meeting. Accordingly, the Board does not intend to address questions that, in its reasonable judgment, are:

- *Not relevant to the business of the TL Community or the purpose of the Annual Meeting;*
- *Related to confidential or non-public information of the TL Community;*
- *Personal grievances or disputes;*
- *Containing derogatory, inflammatory, or otherwise inappropriate remarks about any individual;*
- *Intended primarily to advance a Unit Owner's personal interests rather than matters affecting the community as a whole; or*
- *Otherwise out of order or unsuitable for consideration during the Annual Meeting, as determined by the President or Secretary.*

The Board reserves the right to manage the question-and-answer session in a manner that promotes fairness, efficiency, and the orderly conduct of the Annual Meeting.

Audio or video recording of the TL Annual Meeting is prohibited.

6. Adjournment - 8:06 PM by Mark Wilcheck. by Mark Wilcheck—President

~ Respectfully submitted,

Chris Baldasare Secretary,

Tower Lakes Owners Association

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