

**Tower Lakes Owners Association**  
**Board Meeting Minutes**  
**March 18, 2026**

1. **Call to Order** - Tower Lakes HOA meeting called to order 6:22 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, JoAnn Baker—Beautification & Social Committee
2. **Approval of March Meeting Agenda**  
Approved with a motion by Chris Baldasare / seconded by John Grove. The motion carried.
3. **Approval of the Board Minutes for the following meeting**
  - a. February 18, 2026 Meeting - Approved with a motion by Marilee Kastran / seconded by Mark Wilcheck. The motion carried.
4. **Treasurer Report and Approval of Financials** - Financials presented – unreconciled (received by Treasurer at 9:00 AM day of meeting from accounting firm Banks & Associates CPAs, LLC, bookkeeper Mary)
  - a. Review of Budget - NEW Dues Impact - \$12K Plus / Difference
    - i. Motion by John Grove to approve the unreconciled financials and authorize the Treasurer to reinvest certificates of deposit as follows: Invest \$83,000 and \$112,000 CDs at best rate; Reinvest \$75,000 at 3.75%. Second by JoAnn Baker. Vote: Motion carried.
  - b. Spectrum Dues Increase - Notice – Discussion
    - i. The Board acknowledged the confirmed \$95 Spectrum increase effective June 1, 2026, previously communicated to residents via email; print and mailbox-delivery to ~6 residents without email.
5. **Public Participation** - Megan Reiners, 1653 Wilmington Pt Bldg. - 20
6. **Committee Reports**
  - a. Variances - Chris - Approval of 5 Variances
  - b. Farmhouse - Marilee
    - i. Discuss replacement of Main Table Glass - HOLD
    - ii. Discuss Farmhouse front landscaping - Marilee to get quotes
  - c. Lawn Care - John - Chuck Shumway – Pond
    - i. Pond care added to lawn care category
    - ii. Follow-up required for front pond chemicals and aeration.
  - d. Snow Removal - Dave & Mark - Transitioning to Spring & Lawn/Mulch Care
    - i. Entrance lights damaged (snowplow); Dave to secure quotes to repair
  - e. Beautification - JoAnn –

- i. Meeting April 15 - 2:00 PM w/Liberty to align committee and Liberty so efforts don't conflict
  - ii. Shutters: conduct walk-around; board has 10 units already identified requiring replacement due to storm damage. Identify additional buildings needing replacement or painting. Replacement is easier/cheaper than painting existing shutters. Painting alternative costs noted as significantly higher.
  - iii. Mailboxes: Some in problematic locations (especially Nantucket) causing snowplow damage; look at option to relocate select ones; Numbering inconsistent; discuss standard black Ace Hardware numbers to residents; consider reflective for emergency services.
- f. Website - Dave
  - i. Website fully rebuilt to improve security
  - ii. Password change: Dave to change April 1; board recommends quarterly rotation going forward
  - iii. Emergency communication proposal: investigate text messaging service
- g. Social Committee - JoAnn
  - i. Meet & Greet well attended
  - ii. Next social committee meeting April 9th
  - iii. Breakfast at the Farmhouse - April 18th 9:00 am - 10:30 am, \$7/person
  - iv. John's Comedy night April 26th - 7:00 PM
  - v. Bingo night in planning
- h. TL Times - Gary
  - i. March edition items: meet and greet photos, upcoming event dates, security camera announcement, Spectrum info, building rep recruitment (April 15/16 deadline)
  - ii. Entrance sign (John painted): hold photo until installed
- i. Neighborhood Watch - Gary – nothing to report
- j. Trash - Mark - Bin Request issues - NON response to 2 emails (Responded 3/18)
  - i. \$2,500 refund appeared in account (origin unclear)
- k. Hunsinger Builders Liaison – Pat – nothing to report

## 7. Old Business

### Spectrum Contract

- i. Informational Blitz to Residents - Specifics - Dave Damron
- ii. Call for Action
  - 1. Formation Tech Ambassadors

### New Business

- b. Review Security Camera Policy - Pending
- c. Discuss - Condo Sale - Check List of Owner / Realtor Responsibilities
  - i. Prompted by recent issues: dementia resident selling (compliance issues, storm damage, EFT confusion), realtor password sharing, new residents unaware of building assessments
  - ii. Board of Realtors outreach; board already proactively calling realtors when sign goes up

- iii. Look at adding unlocked "New to Tower Lakes" / "Realtor Information" section on website
- d. Storm Damage – Discussion
  - i. Storm hit 8 states; 10 units identified with shutter damage
  - ii. Replacement cost estimates reviewed (\$150–\$200/set, per window installed). Original wood shutters no longer made.
- e. Water Valve - Issue w/pressure - (Added)
  - i. Community-wide water pressure testing underway.
  - ii. PRV replacement identified as unit owner responsibility; estimated cost \$325 (licensed plumber, permitted, inspector sign-off)

#### **Tower Lake Meeting Schedule**

- f. **The Board will meet the third Wednesday of the Month - 6:00 PM at the Farmhouse**
- g. **Next Meeting Date**
  - i. April 15, 2026

#### **8. Adjournment**

- a. Motion by JoAnn Baker to adjourn.  
Second by Gary Proietti.  
Vote: Motion carried.  
The meeting adjourned at 8:37 PM.

**~Chris Baldasare, Secretary 4/15/2026**