

## **Tower Lakes Owners Association Board Meeting Minutes**

### Special Meeting for Counting of Ballots/Voting & Amendment Review & Updates

**December 10, 2025**

#### **1. Call to Order**

The meeting was called to order by Board President Mark Wilcheck at 6:06 PM, and the motion was seconded by Melanie Rigglesman. The motion carried.

#### **2. Recognize Board Members – Present**

Mark Wilcheck, Dave Damron, Chris Baldasare, Pat Lapczenski, John Grove, JoAnn Baker, Gary Proietti

#### **3. Recognize Guests**

**a. Attorney - Megan Grantham Juris Doctorate - Kaman & Cusimano, LLC - Agent of the Board**

**b. Residents in Attendance - Please stand and state Name & Address**

Bruce Messer-1605 Cape Cod Drive, Building 43; Brad Holtsberry, 1618 Nantucket Drive, Building 12; Jane & Tom Studer, 1035 Barrington, Building 48; Bill Leffel, 1665 Wilmington Point, Building 29; Terry Baker, 1621 Cape Cod Drive, Building 50; Karen Gillespie, 1015 Princeton Trace. Building 61; Marguerite Richards, 1643 Wilmington Point Building 25; Melanie Rigglesman, 1672 Wilmington Point, Building 27; Joyce Curry, 1656 Wilmington Point Building 23; Dave McQuown, 1662 Nantucket Drive, Building 21; Lori Brubach, 1682 Nantucket Drive Building 32; Michelle Lillo, 1535 Cape Cod Drive, Building 16.

#### **4. Confirm Consent Ballot & Proxy Return for meeting attendance**

**5. Confirmation of Quorum - Secretary number of Ballots received**

6:08 PM Chris Baldasare, TL Board Secretary, confirmed quorum with 162 Limited Proxy Ballots returned, five Unit Owners in attendance to vote in person for a total community participation of 86% (167 of 194) Unit Owners. Attorney Megan Grantham noted that 86% is a high and outstanding Unit Owner participation.

**6. Attorney Reading of Amendments and ByLaw - Updates / Revision**

6:09 PM Attorney Megan Grantham gave an overview of the amendments drafted by Kamen & Cusimano, LLC and confirmed all amendments use standard legal language, per Ohio Revised Code, Ohio Planned Community Act. Opened the floor for questions and provided legal guidance.

**7. Calling for all Ballots**

Board President Mark Wilcheck called for all Consent Ballots at 6:55 PM; second call at 6:57 PM; and third and final call at 6:58 PM.

**8. Call for Two (2) Inspectors to count the ballots**

Attorney Megan Grantham called for two inspectors to count the ballots. Unit owners Lori Brubach and Bill Leffel volunteered. TL Board Secretary handed sealed ballots to Attorney Megan Grantham.

**9. Results**

7:59 PM Board President Mark Wilcheck announced that all votes were counted by the inspectors, verified by Attorney Megan Grantham and TL Board President Mark Wilcheck. TL Treasurer Pat Lapczenski presented the results: All 7 amendments passed with strong majority support---86% (167 of 194) Unit Owners voted--•

**Amendment A:** 97.6% in favor — 163 Yes, 4 No; • **Amendment B:** 97.6% in favor — 163 Yes, 4 No; • **Amendment C:** 94.61% in favor — 158 Yes, 9 No; • **Amendment D:** 82.6% in favor — 138 Yes, 26 No; • **Amendment E:** 96.41% in favor — 161 Yes, 6 No; • **Amendment F:** 90.42% in favor — 151 Yes, 15 No; • **Amendment G:** 88.62% in favor — 148 Yes, 13 No

## **10. Adjournment**

Board President Mark Wilcheck at 8:00 PM called for a motion to close the meeting, motion made by Gary Proietti and the motion was seconded by Melanie Riggleman and Bruce Messer. The motion carried.