LAKESHORE TERRACE CONDOMINIUM ASSOCIATION INC
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April 18, 2026 LST Quarterly Association Meeting Minutes

LST Board Members:
Steve Bungo – President (term expires Oct 2027) Unit 92
Patrick Daugherty – Vice President (term expires October 2028) Unit 13
Patti Battista - Treasurer (term expires Oct. 2028) Unit 68
Steve Duckro - Secretary (term expires Oct. 2026) Unit 32
Marc Taylor – Director (term expires Oct. 2028) Unit 107

- **All directors were present.**

Present:

UNIT#	NAME	UNIT#	NAME
92	Steve & Karen Bungo	63	Teresa Pearson
59	Kay Southall	135	Charles Waldman
55	Lewis Roger	68	Patti Battista
32	Steve Duckro	74	Lynn Martin
27	Norm & Laura Christ	71	Rosemary Cowan
57	Sharon Mowery	108	Gary & Claudia Redding
107	Marc Taylor	41/42	Bruce Jodarski
25	Ron & Deb Linton	45	Steve Harding

Call-ins:

71	Paul Cowan & Courtney	82	Susan Schindel-Box
100/140	John Brann	34	Dinah Pate
104	Sionna Stuart		
13	Pat Daugherty/Michael Regulbuto		

27 in attendance at the meeting representing 23 Units (16% of 142 total units)

I. **The meeting was called to order by President Steve Bungo at 10:00 AM at the LST Main Gazebo.**

II. **Hospitality Chair Kay Southall** reported:
   a. Wine Wednesday Luncheons held their 41st and last meeting. Kay announced her retirement to much applause and thanks from those present.
   b. Wine Wednesdays at the Main Gazebo will continue at 4PM as weather permits.

III. **Treasurer's Report** by Patti B

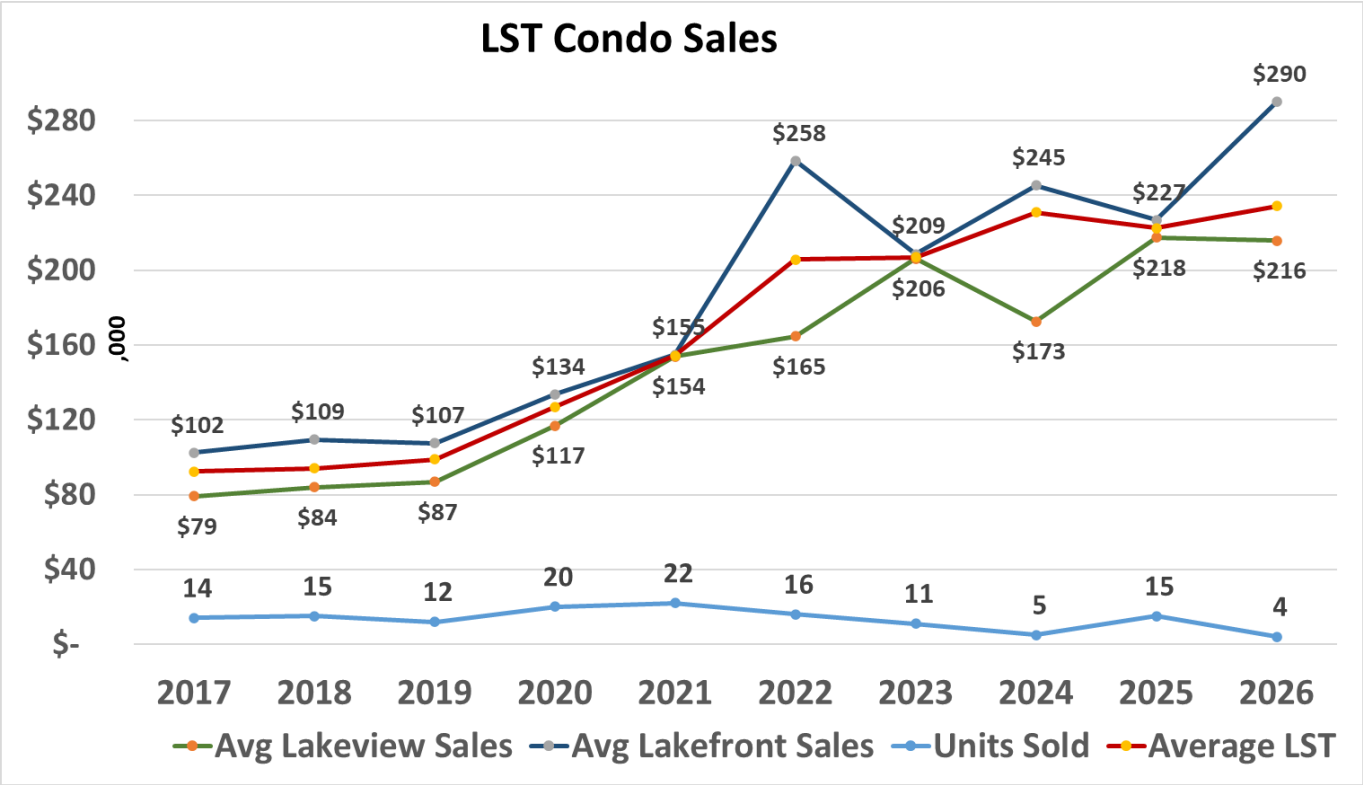
Highlights from the attached financial report. Overall, our financials look good.

   a. March 31 checking account balance is $54,020.
   b. We have over $360K in total reserves. We started Jan 1 at $330K.
      i. The existing $150K CD will mature on Apr 22, 2026, and be renewed for $160K.
   c. March YTD Operating revenues exceeded expenses $21,982.
   d. Unpaid Maintenance fees were $5,151.
   e. Water usage is $10,122 compared to 2026 YTD budget of $10,750.
   f. Maintenance payroll $16,636 versus 2026 YTD budget $20,000.
   g. Insurance premiums are $9301 vs 2026 YTD budget of $10,000.
   h. Reminder – HOA fees due on the first of the month, but no later than the 10th.
      i. $25 late fee will be assessed after the 10th.
      ii. $50 late fee assessed monthly after 3 months past due.
      iii. $100 late fee assessed monthly after 6 months past due.

IV. **Maintenance Report** by Steve Bungo
   a. Garbage bin walls for Building 9 (units 75-84) completed.
   b. Privacy walls replacement / repairs are performed as needed.
   c. Bob Sherrill is back this spring part-time at 20-24 hours / week. Frank continues to work part-time at 20 hours / week.
   d. Waste Management has taken over Selk Sanitation as our trash dumpster provider. They have placed two dumpsters at the Maintenance shed with a single pick-up for both dumpsters on Mondays. This helps both Waste Management and our Maintenance team. Trash service remains on Tuesdays for units 1-74. Thursdays for units 75-142.
   e. Investigation continues for a tractor mounted side cutter to manage the grass along the lake front. This would avoid labor intensive weed eating and potential bee stings.
   f. The John Deere tractor pays off in July. The tractor was recently serviced and is in excellent condition.
   g. Both lawn motors were recently rebuilt.

V. Water consumption – Steve B
   a. Water usage is tracking at ~12,000 gallons day, near target of 10,000.
   b. Water leak repaired April 9 behind unit 82.
   c. We need our owners to be aware of water loss, especially if you see standing water outside, dripping faucets or running toilets.

VI. **Real Estate Report** by Patti Battista / Steve Duckro



2025 Sales	Lakefront	Lakeview	Townhouse	Villa	Garden
Qty	1	3	3	1	-
Average	$ 290,000	$ 215,833	$ 215,833	$ 290,000	

Website - Patrick Daugherty

Patrick welcomes any updates to the website calendar, photo gallery, and any other information. Send to pjdaugherty@comcast.net.

VII. President's Comments by Steve Bungo

a. Please send any updated phone numbers and email addresses to lsthoaboard@gmail.com so that we can keep our database current.

b. One HOA Board director position will be vacated in October 2026 due to term limits (6 years continuous, 9 years max per our bylaws). Please consider stepping up as our relatively low monthly maintenance fees are in part because of dedicated volunteers.

c. A recent violation of our rules and regulations occurred this spring when a unit owner attempted to subdivide his unit into two dwellings. The owner has been told to stop these efforts and the realtor told to drop the listing for the basement.

d. Flag raising for Memorial Day will occur at 10AM, May 20, for all who would like to join us. Thirty new flags were purchased. Older flags will be retired.

VIII. Questions and comments:

Unit 59: Dogs unleashed

The HOA will fine owners $50 or more for unleashed dogs and uncollected poop.

Unit 45: Commented that unit 47 replaced her Zinsco electrical panel. The subpanel was found to have a welded breaker that would not have tripped had a short developed – a real fire hazard!

The HOA strongly encourages owners with Zinsco electrical panels to have them replaced. The fire hazard is real, and banks will not loan to homes with Zinsco panels.

Unit 71: When will the garbage bin walls be replaced for Building 8 (units 61-74)?

Buildings 9-14 garbage bin walls have been replaced. Privacy wall repairs will be next in priority. Building 8 will follow.

Unit 57: Can something be done about the carpenter bees in the Main Gazebo?

We are actively spraying and evaluating other deterrents.

Meeting adjourned at 10:36 AM