

Loch Lomond Estates HOA

Board of Directors Meeting Minutes

Date: Thursday, June 11, 2026

Time: 2:30 PM

Location: Zoom / Ameritech Offices

Agenda

1. **Call to Order**
2. **Determination of Quorum**
3. **Board Vacancy**
4. **Adjourn Meeting**

1. Call to Order

Becky Shaw called the meeting to order at 2:32 PM. A quorum was confirmed.

2. Attendance

Board Members:

- Janice Witkowski
- Norm Squitti
- Becky Shaw

Members / Guests:

- Bobbi Scholze
 - Brian Bongo, Andrew George (Ameritech)
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3. Board Vacancy

Due to the recent resignation of Mike Cleary, the Board discussed filling the vacant position. Although Dalene Smith was unable to attend due to international travel, she expressed support for the Board's nomination.

Janice Witkowski made a motion to appoint Bobbi Scholze to fill the vacancy. The motion was seconded by Norm Squitti and passed unanimously.

Bobbi Scholze was seated on the board as Director at Large.

Becky Shaw made a motion to appoint Norm Squitti to fill the vacant Vice President position, Janice Witkowski seconded and motion passed unanimously.

4. Old Business & New Business

- **Pool Repairs:**

The pool is currently closed due to a broken pump. A repair quote has been received and approved, and repairs will be completed as soon as possible.

Norm Squitti suggested purchasing a backup pump to prevent future closures. Brian Bongo will follow up with Anchor Pool Service to explore available options.

- **Member Communication:**

Brian Bongo will send an email notification to residents informing them of the pool closure and repair status.

- **Rodent Issue (Unit #29):**

The Board discussed a rodent issue in the attic of Unit #29. Due to shared attic spaces affecting multiple units, Hughes will be engaged to assess the situation.

- **Landscaping & Tree Maintenance:**

Ameritech will schedule trimming of palm trees. An arborist has also been scheduled to inspect the property and determine whether additional trimming is needed, particularly around the rear rooflines of Building 5.

5. Adjournment

Janice Witkowski made a motion to adjourn the meeting, seconded by Norm Squitti. The meeting was adjourned at 3:00 PM.