

# **Sycamore III Homeowner's General Meeting Minutes**

**June 26, 2025**

**In attendance:** Linda Shaw -President; Janet Lanham - Secretary; Christie Wilkinson - Mulloy Association Manager

**Meeting called to order** @ 6:30 p.m. by Linda Shaw.

**October 2024 Homeowner's General Mtg. Minutes:** Minutes were shared with homeowners for review. Janet Lanham moved that they be approved. Elaine Munsch seconded.

## **Board Review of Old Business:**

Linda shared completed initiatives:

- Secured Erie Insurance contract
- Multiple repairs of siding, soffits, and gutters due to storm damage.
- Insurance claim which replaced roofs on Kovats, including new siding and fascia. (10501-10515)
- Lakeshore roof replacements (paid from Reserve)
- Tree removals
- All gutters cleared so gutter guards can work effectively
- Lamp posts painted

## **Current Business:**

- **LGE** - Prices will be rising, approximately 13%.

## **New Business:**

- Roofs at 10500-10514 Kovats, plus leak repair at 10409 Timberwood. Bids have been submitted, and the contract was awarded to Kentuckiana Roofing. The work will commence as soon as it can be scheduled.
- Fence replacements will be coming in 2026, and an assessment will be needed to pay for them. Depending upon how much extra costs arise when the above roofs are removed, the board hopes to have enough still left in the Reserve to subsidize the assessment to make it more manageable for homeowners. A discount will be given to homeowners who can pay in a lump sum, and a 6-8 month repayment plan will be offered as well.

Homeowners on Lakeshore protested being included in the assessments as their units did not come with fences and instead have decks. Linda Cianciola (Lakeshore) volunteered to chair a committee to change the Master Deed to eliminate Lakeshore from fence assessments.

**Q&A from Homeowners/Action Items:**

- Carport owners on Lakeshore requested having the parking lot restriped and resealed. In particular, they would like to have their carport spots regraded to avoid mud accumulation. Christie will get estimates on this.
- A pine tree is leaning dangerously near the entrance to Lakeshore and needs to be taken down before it falls.
- Aluminum siding needs to be moved from beside the carport near the shed and stored inside the shed.
- The dog waste sign between Sycamore II and Sycamore III is falling and needs to be repaired/replaced.
- The paint colors for doors/shutters need to be posted on the Mulloy website.
- Lakeshore homeowners did not get mulch, and 10501 Kovats needs mulch where the tree was removed.
- Burns Court and Lakeshore homeowners say that Accurate has not done a good job blowing away debris after grass-cutting. Christie will contact Dustin.

**Adjournment:** Meeting was adjourned at 7:38.

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Linda Shaw, President

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Janet Lanham, Secretary