
ST Clair Terraces - Executive Meeting - May 10, 2025

Call to Order: 1:20PM

Attendees

Board Members: Crystal Crawford - Bryan Lane - Jay Riley - Betty Smith

Priority Items

1) Tuck Pointing

- a) Top Hat completed the tuckpointing - Payment pending until areas of concern are addressed and/or corrected

2) Garage Roof Leaks/Repairs

- a) Garage units 6, 7, 10, 11, 19, 35 & 41 reported roof leaks - Action pending until pictures are received to help determine root cause

3) Building Roof Assessment

- a) First and second building roof assessments (approximately \$2k) were completed in 2024
- b) The garage roof assessment was completed in March 2025
- c) Fourth assessment (third building roof assessment) approximately \$2k is due by September 30, 2025

4) Landscaping & Snow Removal

- a) Bryan Lane will fill the hole and even the front lawn at 492 St Clair
- b) Bryan Lane will seed and cut tree branches to allow more sunlight and improve the front lawn at 472 St Clair
- c) Bryan Lane will contact LBI Sprinklers to start the sprinkler system and install additional sprinkler heads where needed
- d) Bryan Lane will remove the ivy growing on the brick at 17111 Maumee and 522 St Clair
- e) Our Master Courtyard Landscape Plan must include an ALTA Survey to identify general common elements in the courtyards - Upon completion of the survey a Landscape Architect must be hired to complete a detailed landscape rendering of the

courtyards - The board will obtain estimates for the ALTA Survey

New & Pending Discussion Items

- HomeSpec completed the water proofing at 17129 Maumee and the board unanimously approved to pay the invoice
- Connor's Welding provided an estimate (\$1,075) to reattach the railings at 488 & 500 St Clair and scrape/paint at 488 & 490 St Clair - Bryan Lane motioned to approve the estimate and the board voted unanimously - Bryan Lane and Shaun Simon will scrape/paint 494 St Clair
- 486 St Clair submitted a request to replace their back deck with a new TREX deck, replace the existing cement with pavers and replace basement windows with glass blocks - Board unanimously approved as long as the deck and cement specifications/measurements are unchanged - TREX color will need board approval
- 486 St Clair submitted a request to add a black wrought trellis with climbing roses to the front of their unit - To maintain building uniformity the board voted against the addition of a trellis (Betty Smith voted in favor)
- Betty Smith is making the updates to Condo Rules & Regulations - Once completed Jay Riley will format the document and the approved version will be distributed to the co-owners and posted to the SCT website
- The condo garage (unit 23) was cleaned and scrap metal disgarded
- Schoenherr Roofing began the new roof — please refer to the Roof Prep Document for helpful information or contact the board

Important Reminder to Co-Owners

- Complaints were received for vehicles parked in the back drive - In accordance with the ByLaws, parking is not allowed at anytime in the back or side drives - For the safety of children in the area please comply with the 5 mph speed limit
- Co-owner issues and comments must be emailed to all board members with pictures included

Meeting Adjourned: 2:46PM

jr

