

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, October 25, 2023 Time: 6:30 P.M

Location: Town 'n country Public Library 7606 Paula Drive Suite 120, Tampa Florida 33615

Minutes of meeting provided by Luis

- A. CERTIFY QUORUM – CALL TO ORDER: A board quorum was established with all board members present. The meeting was held in person with a majority of homeowners/residents present, via, Zoom meeting software. Property Manager Quan Vo was present to supervise the meeting. The meeting was called to order at 6:30 P.M with a Zoom meeting option afforded to residents unable to show up in person.

- B. PROOF OF NOTICE: It was confirmed that the notice was posted on the community board and community email within the required timeframe.

- C. APPROVAL OF BOARD MEETING MINUTES: Previous board meeting minutes for September were approved by the board.

- D. PRESIDENT’S REPORT: The association has accomplished to remedy most unit repairs. A significant decrease in resident complaints have been noted to this date in comparison to the beginning of the 2023 year showing that the community is moving towards the right direction. The association should be getting estimates for gutter clean-up by Friday along with pressure washing and tree removal. Special thank you to Luis for decorating the community for Fall. Representative from “Magic Lawns” was present for the meeting à introduced to the board.

- E. TREASURES REPORT: Cynthia/Kimberly provided a synopsis of the financials from the month of October. Phase one and two reserves are going up as expected, things look to be in good shape. A balance sheet was distributed to board members displaying current operating costs and delinquent accounts. A budget meeting has already been conducted by the board pending future voting.

- F. MANAGERS REPORT: Quan provided a summary of the managers’ report. Walkthrough inspections continue to be conducted within the community with violations and concerns noted. Notifications should have been received in the mail for board

openings, looking for interested parties. LP1 Special assessment was collected and spent thus far. Full details were requested for delinquent accounts with further information requested on the circumstances and payment options. Estimate was provided for pond treatment, a specialized report was requested by the board prior to making a decision.

G. OLD/NEW BUSINESS:

1. Discussion initiated on planting something on homeowners shared property. Carelessly planting something can cost the community in the long run.
2. Concerns with balcony repairs presented. A reminder was given regarding the association's priority in water intrusion repairs.
3. Gate clickers ordered by Vo.
4. North gate is in need of repair due to rusting and damages.
5. Still looking for options for the new bulletin board and front entrance.

H. OPEN FORUM:

No major concerns mentioned by attendees.

I. MEETING ADJOURNMENT: Meeting was adjourned.

Next meeting date: October 15th, 2023, with Zoom meeting option available.
Location: Town and Country Regional Public Library – 7606 Paula Dr. #120,
Tampa, FL 33615.