

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, August 23, 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. Director of Training, Keith Phillips was present along with Property Manager Quan Vo. 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 were approved by the board.
- D. PRESIDENT’S REPORT: The association continues to focus on unit repairs. Contact has been made with contractors who have observed major issues to be the result of improper construction/past repairs to the trim of the windows. The association’s insurance company may be contacted in the future to review options with no guarantee given. The topic of building caulking, pressure washing, and fresh paint was discussed, however, a decision will be made in the future based on the outcome of new repairs and budget availability. Kimberly has assumed responsibility of holding the community’s current landscaping vendor accountable for their performance. Many of the past issues have been addressed and the vendor has maintained an open line of communication to remedy any remaining complaints and work order requests. The current community board is weathered and unsightly; Plans have begun to replace the board with a new one.
- E. TREASURES REPORT: Cynthia/Keith provided a synopsis of the financials from the month of August. 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 will be held at a future date.

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. Yellowstone conducted an inspection of the irrigation system resulting in the discovery of faulty sprinklers caused by damaged sensors. An estimate of over \$300 was estimated for repairs, a motion was made to accept the fees associated with the repair.

G. OLD/NEW BUSINESS:

1. Lawn is looking healthier. The new foreman assigned to the community has been more responsive with several inefficient employees removed from the company. Most of the weeds have been addressed. Residents are encouraged to mention any concerns to the board; It is preferred that emails include pictures of said complaints
2. The pedestrian gate has been repaired as confirmed by Quan.
3. A board/website notice was requested to address the feeding of stray animals
4. Community members have been observed to have more than one pet in violation of past regulations that were loosely enforced in the past The rule will be reviewed. Current members of the community may be grandfathered in, however, this rule may be heavily enforced for new residents.
5. A resident audit was recommended in response to suspicious vehicles observed in the neighborhood.
6. Motion made to approve repairs to a home with water intrusion.
7. Street resurfacing and speed bump maintenance to be addressed in the future. Tabled pending budget review.
8. Vendor, Pristine Ponds, responded to the meeting to address any questions or issues associated with the health and aesthetic of the pond. He ensured that the company practices legal and natural methods to addressing problem vegetation as per Florida guidelines. Their method involves the removal of all but 20% of invasive species plants from the pond to maintain a natural look. These remaining plants can be replaced by other native plants, per request. Water clarity was mentioned by attendees and a detailed explanation was provided by the vendor explaining the reasons the water would be naturally murky, the planting of new plants may help with water clarity and estimate can be provided in the future. All members of the board were satisfied with the responses given.

H. OPEN FORUM:

No concerns mentioned by attendees.

I. MEETING ADJOURNMENT: Meeting was adjourned.

Next meeting date: September 13th, 2023 with Zoom meeting option available.
Location: Town and Country Regional Public Library – 7606 Paula Dr. #120,
Tampa, FL 33615.