

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, July 19, 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 7:05 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 July 17th, 2023, a community email was also sent to homeowners within the required timeframe.
- C. APPROVAL OF BOARD MEETING MINUTES: Board meeting minutes for June 21st 2023 were approved by the board.
- D. PRESIDENT'S REPORT: The association continues to primarily focus on unit repairs with the goal of addressing structural damage and cosmetic uniformity. Recently encountered inclement weather has resulted in additional requests made regarding water intrusion and cosmetic damage. These requests have been acknowledged by the association with some temporary fixes made to minor water intrusions pending the results of a detailed evaluation made by vendors. This meeting will primarily focus on addressing issues encountered with lawn maintenance vendor YellowStone.
- E. TREASURES REPORT: Cynthia provided a synopsis of the financials from the month of May. Seven delinquent accounts have been acknowledged pending further review by Keith Phillips. A balance sheet was distributed to board members displaying current operating costs and delinquent accounts.
- F. MANAGERS REPORT: Quan provided a summary of the managers' report. A walkthrough of the community was conducted by Keith and Quan prior to the meeting. They requested the next walkthrough to be conducted with a board member to better

understand the expectations of the board in addressing major/minor violations. Triangle Pool Services have begun to treat the property pool. Service date and times will be forwarded to board members for future reference with the option of having said time and dates posted on the community website. Couple of awnings were observed to have minor damages which should be addressed by a handy man due to warranties having already been expired one year from the date of instalment.

G. OLD/NEW BUSINESS:

1. Representatives from vendor Yellowstone were present in an attempt to clarify recent complaints regarding lack of communication, edging, weeds, rocks, and hedges. Representatives aim to maintain new color-coded map design that will help with consistency. Crypt Myrtles in poor health are the result of improper cutting by the previous vendor but will be remedied. Maintenance occurs on Thursdays with specific time frame. Management advised a mapping system will be set on website for the convenience of owners. The board was left satisfied with the detailed response and plant to continue business with the vendor.
2. Prestine Ponds was not present due to a miscommunication with staff. They are expected to return the following meeting
3. Estimates provided for pending repairs; a motion was made to address repairs.
4. Est control vendor invited to next meeting to provide synopsis of services and improvements that could be made.
5. A budget workshop will be set near September.

H. OPEN FORUM:

- Minor repair request to driveway of home in Lake Place 1 was requested, resident advised to request the repair, via email.
- Resident asked questions regarding pest control no addressing issues within the interior of the homes. Resident advised a request should be placed with the company for a minimal fee. The vendor reports to the community every other Monday.

I. MEETING ADJOURNMENT: Meeting was adjourned.

Next meeting date: August 23rd, 2023 with Zoom meeting option available.
Location: Town and Country Regional Public Library – 7606 Paula Dr. #120,
Tampa, FL 33615.