

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, June 21, 2023 Time: 7:00 P.M

Location: Maureen B. Gauzza Regional Library – 11211 Countryway Blvd, Tampa, FL 33626
(Community room A)

Minutes of meeting provided by Luis Fres

- A. CERTIFY QUORUM – CALL TO ORDER: A board quorum was established with Clifton Fiega, Cynthia Williamson, and Luis Fres in attendance. The meeting was held in person with homeowners/residents present. 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 residents unable to show up in person.
- B. PROOF OF NOTICE: It was confirmed that the notice was posted on the community board June 15th, 2023, a community email was also sent to homeowners within the required timeframe.
- C. APPROVAL OF BOARD MEETING MINUTES: Board meeting minutes for May 24th. 2023 were approved by Cliff and Cynthia.
- D. PRESIDENT’S REPORT: Cliff thanked all for joining the meeting and reminded residents that current association goals are focused on securing property values by maintaining cleanliness and continuing to address property repairs. Cliff further emphasized the importance of transparency with upcoming changes pending in the community and providing prompt responses to requests made by residents. Repairs continue after funding was provided, via, the Special Assessment finances. Community Day was made available to all residents with undesirable results. The pool area was maintained by Cliff and Luis who addressed the restrooms, scrubbed the walls of the exterior, rinsed off debris from the area, and removed leaves/ branches from within the pool.
- E. TREASURES REPORT: Cynthia provided a synopsis of the financials from the month of May. The association is still missing payments requested for the previously approved assessment; Delinquent accounts have been reviewed by management. A balance sheet was distributed to board members displaying current operating costs and delinquent accounts.

F. **MANAGERS REPORT:** Keith provided a summary of the managers' report. A walkthrough of the community website was conducted displaying all available options to residents. The management company has an I.T representative readily available to make changes to the website. The site can also reflect the same information commonly posted on the community board positioned near the mailboxes.

G. **OLD/NEW BUSINESS:**

1. The following residents were voted to volunteer as members of the **Compliance Committee:**

- Cori Dodge
- Aisha Simms
- Margarita Sarmiento

The residents were given a synopsis detailing the responsibilities of the position, further information will be provided by management.

2. Several contracts were reviewed and presented by Cynthia including but not limited to Yellowstone Landscaping, Naturezone pest control, Cooper pools, and Pristine Ponds.

- Cooper pools seized their contract with the association pending termination at the end of the month. Recommendations were offered by Keith to include "Triangle Pool Services". The new business offers additional services at an affordable price, \$650 a month with an additional \$100 for the rental of specialized filtering equipment. A motion was made to approve the new contract.
- The effectiveness of Pristine Ponds was challenged by the board with the suggestion of seizing services to the community lake. A decision was made to stand-by on eliminating services pending further information provided by the company.

3. **Arc requests:**

6908 Lake View Ct – Denied pending further details, residents did not show.

9028 Lake Place Ct - Denied pending further details, residents did not show.

4. **Sales and rental applications:** None

5. **Repairs updates:** Slideshow presentation presented by Luis detailing the following.

- a. **6902 Lakeview Ct.** – Project completed 6/8/23
- b. **6909 Lake Place Ct.** – Project completed 6/14/23

H. **OPEN FORUM:**

- Complaints were presented by residents regarding the poor work ethic of Yellow Stone and ineffective raking/leaf blowing.
- Pest control spraying observed to be done sparingly and improperly when done.

- Feeding of animals in the community was discussed, further attempts will be made to educate residents.
- A review of the community website is pending review and will be used in the future to provide updates regularly seen on the community board near the mailboxes.

I. MEETING ADJOURNMENT: Meeting was adjourned.

Next meeting date: July 17th, 2023 with Zoom meeting option available.

Location: Town and Country Regional Public Library – 7606 Paula Dr. #120,
Tampa, FL 33615.