

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, May 24, 2023 Time: 7:00 P.M

Location: Maureen B. Gauzza Regional Library – 11211 Countryway Blvd, Tampa, FL 33626 (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 several homeowners present. Director of Training, Keith Phillips was present. Newly assigned Property Manager Quan Vo was not present due to pre-scheduled vacation. The meeting was called to order at 7:10 P.M

- B. PROOF OF NOTICE: It was confirmed that the notice was posted on the community board May 17th, 2023, a community email was also sent to homeowners within the required timeframe.

- C. APPROVAL OF BOARD MEETING MINUTES: Board meeting minutes were not available from the previous meeting; They will be made available by Ameritech prior to the next meeting. The motion was not passed.

- D. PRESIDENT’S REPORT: Clifton Fiega assumed the responsibilities of the President’s Report. Fiega thanked all for joining the meeting and emphasized the importance of transparency with upcoming changes pending in the community. Repairs have begun after funding was provided, via, the Special Assessment finances.

- E. TREASURES REPORT: Phillips provided a synopsis of the financials up to date. A recommendation was made to initiate a budget workshop regarding the finances distributed throughout the year. Ameritech, with the assistance of their I.T department, will work on an easy-to-read format for future meetings. A balance sheet was distributed to board members displaying current operating costs as of end date of 4/30/2023.

F. MANAGERS REPORT: Phillips provided a summary of the managers report. He discussed current services that may be afforded to the association to facilitate the gathering and storing of information to include but not limited to slideshow presentations and updates on the community website. A review of all contracts will be conducted, as previously requested by the board, and will include the services provided along with the costs.

G. OLD/NEW BUSINESS:

1. Board appointment votes: Kimberly Nix and Carl Wills were accepted as new board members. Lake place will now be represented by 5 association board members who hold the following responsibilities:
 - Clifton Fiega – President
 - Kimberly Nix – Vice President
 - Cynthia Williamson – Treasurer
 - Luis Fres – Secretary
 - Carl Wills – Director
2. All contracts will be presented at the next meeting captioning the responsibilities of current vendors.
3. Dates and times landscaping company services the property will change to reflect the current irrigation schedule. Nix has volunteered to be a liaison working directly with the current landscaping company.
4. **Arc requests:** 6908 Lake View Ct – Denied pending further details
9028 Lake Place Ct - Denied pending further details
5. **Sales and rental applications:** None
6. **Repairs updates:** Slideshow presentation presented by Fres detailing the following
 - a. **6920 Lakeview Ct.** – Project pending completion awaiting window repair
 - b. **6909 Lake Place Ct.** – Project commenced 5/23/23 with a total cost of \$5,890.00
 - c. **9054 Lake Place Lane** – Project completed with a total cost of \$7,850.00
All projects completed with money gathered from special assessment.
7. Notices sent for violations of rules and regulations observed in the community. A Compliance Committee was established to include volunteers, Aisha Simms, Margarita Sarmiento, and Cori Dodge. Further details will be discussed in the next meeting regarding responsibilities and guidelines.
8. **Next meeting date:** 6/21/2023 with Zoom meeting option available.

H. OPEN FORUM:

- Feeding of animals in the community was discussed detailing nuisance racoons and rat holes observed within the soil. Plans will be made to provide alternative ways to provide notice.
- Pool door piston not working causing issues with access.

- North gate ballard damaged by vehicle, needing repair.
- 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.
- Rules and regulations will be posted on the community website. Phillips advised the rules are distributed by Ameritech to new residents.
- Community Day has been set for 6/17/2023, a list of miscellaneous “To-Do’s” will be posted on the community board.

I. MEETING ADJOURNMENT: Meeting was adjourned.