

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, November 15, 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 budget meeting was addressed prior to the board meeting. Insufficient proxies were obtained to pass the budget with 90 days remaining to receive the proxies needed. A motion was made to waive the financials. New budget and fees for LP1 are estimated to change from \$520 to \$544. LP2 is estimated to change from \$490 to \$495. Payment booklets will be printed and mailed out for January 2024. A general synopsis was provided informing attendees that the association continues to work on locating new vendors and addressing issues with tree growth and gutter maintenance. Many improvements to the community have been acknowledged. Changes to the board are forthcoming, any interested party is welcome to join.
- E. TREASURES REPORT: Vo 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 no concerns noted. Gutters are estimated to cost between \$5,800 to \$9,000 for repairs and replacement of essential parts. A motion was made for irrigation repairs previously discussed and were approved. Vo will follow-up with Prestine ponds who have been requested to provide an in-depth explanation of the planting forthcoming after the cold weather season is over.

G. OLD/NEW BUSINESS:

No further issues to report than what has already been mentioned. Board members Cliff, Will, and Luis were thanked for their service on the board. Positions available for new members!

H. OPEN FORUM:

No major concerns mentioned by attendees.

I. MEETING ADJOURNMENT: Meeting was adjourned.

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