

LAKE PLACE CONDOMINIUM, INC – SPECIAL MEETING FOR RE-ALLOCATION OF FUNDS FOR LP2 - MEETING MINUTES – www.lakeplacecondo.org

DATE: Wednesday, April 24, 2024. Time: 6:30 P.M

Location: Town 'n country Public Library - 7606 Paula Drive Suite 120, Tampa Florida 33615

Minutes of meeting provided by Mickey McCommons

- A. CERTIFY QUORUM – CALL TO ORDER: meeting called to order at 6:40 PM. We cannot certify a quorum as we only have 16 of 23 required proxies. We will recess the meeting due to this. We will have 90 days to obtain the proxy quorum. Kimberly will reach out to homeowners to try to get additional proxies.

 - B. MEETING ADJOURNMENT: Meeting was adjourned at 6:42 P.M.
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LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES – www.lakeplacecondo.org

DATE: Wednesday, April 24, 2024. Time: 7:00 P.M

Location: Town 'n country Public Library - 7606 Paula Drive Suite 120, Tampa Florida 33615

Minutes of meeting provided by Mickey McCommons

- A. CERTIFY QUORUM – CALL TO ORDER: A board quorum was established with all board members present. The meeting was held in person with a mix of homeowners/residents present via Zoom meeting software and in person. Property Manager Quan Vo was present. The meeting was called to order at 7:00 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 for monthly meeting was emailed to homeowners and on website within the required timeframe. It was also placed on the new bulletin board.

- C. APPROVAL OF BOARD MEETING MINUTES: Previous board meeting minutes were approved by the board.

D. GUEST SPEAKER: OMEGA TREES

- a. Buck from Omega Trees was in person to speak about Phase 3 of his work. In Phase 2, Omega Trees trimmed in the back of units and performed a detailed survey of issues they found. They determined unsafe conditions with the tree at 6904 LPC. Did tree risk assessment on it. Suggests to remove that tree along with other areas (queen palms that need to go). For those with issues with roots, they can cut down some trees that are smaller to remove the pressure they are causing. One example is at 6014 LPC. Also, 6935 LPC has branches touching awnings. Omega Trees will take a look. Quote for Phase 3 is \$8,800.

E. PRESIDENT'S REPORT:

- 1) Motion made to start Phase 3 of Omega Trees work for \$8,800. Motion passed. Work will begin May 6 & 7.
- 2) Kimberly found that many decking companies will not resurface pool area until areas with roots are sanded down. We need to see if that is the issue for us.
- 3) Pool company changed the way the pool chemicals are stored, as they are now in an unsecured location. We are looking to build an L shaped 3 post fence with lattice work. Short enough for pool company to reach containers but tall enough to keep residents from accidentally pulling lid off. Butterfly wing screws may be used to secure the lids. Bay Area provided a quote for \$1,700 to complete this work. Motion raised for Bay Area to complete the work for \$1,700. Motion passed.
- 4) Need to determine if we want to remove pipes to old water fountain completely or replace with new water fountain. This fountain issue was tabled for later. Also, we are missing several pool lounge chairs and tables. Existing furniture needs cleaning. Will meet later to decide if we need to make these changes. Nothing will be done until after pool ground is resurfaced. Also, possibly we can put in hedges along low pool fence to make it more protected from unauthorized outside access.
- 5) We so far have received 16 proxies out of the required minimum of 23 for reallocating funding for LP2. Kimberly is leading the effort on the getting the rest ASAP.
- 6) We have no reserves for gutters. They need cleaning and repairing/replacing. Spot repairs have been done but want to get them all done. We will examine the possible funding to achieve this.
- 7) Raccoon is still on property. Residents are advised to not feed any wild animals. Resident reported a knot hole in large tree by pool with a possible raccoon nest. Omega Trees will investigate while they are on site.
- 8) Motion raised to approve quote to pressure wash perimeter fence and areas around pool for \$1,200. Motion passed.

9) Kimberly to put official community lists of repairs, etc on Google spreadsheets for everyone to review and update.

10) Kimberly will check with Cooper Pools for resurfacing the pool.

F. TREASURERS REPORT:

- 1) Question asked if gutters could be covered by the Master since both phases have gutters. Will look into that possibility.
- 2) Cori provided a synopsis of financials up to date. A balance sheet was distributed to board members displaying current operating costs as of end date of 4/23/24.

G. MANAGERS REPORT:

- 1) LP1 has 3 units currently with attorney. LP2 has 1 currently with attorney.
- 2) We need to know the process of sending violation letters and when can we act further if homeowner never resolves problem. We are suggesting starting a new Fining Committee which will be needed in order to charge violation holders with legal fees if violations are not resolved. Aiesha and Margarita were on previous Fining Committee and we will look to see if they will be on the new one.
- 3) Quan is requesting Ameritech IT to update email mailing list as they have old data. It will now be updated on a regular basis.
- 4) 6905 LVC has new rental application. 6915 LPC sold. Quan recorded new owner's contact information. Quan will resume sending all sale applications to the Board for review as an FYI.
- 5) No new ARC requests received.
- 6) Awning repair quote received for repairs on 6908 LVC for \$9,875. This is an increase from the past cost of around \$6,000. We do not have funding for it. Suggestion made to get loan to fund replacing all awnings to make them consistent. With 10-year warranty. We will get additional quotes for the awning repairs and will request pricing for aluminum awnings also.

H. OLD/NEW BUSINESS:

- 1) New bulletin board is complete and in use again. New one is not locked so residents can access any forms and for community to put notices such as for sale items.
- 2) Bollard repair still not done from rental truck damage. Quote to fix it sent to former resident who caused damage. Check is being sent for payment. Once that is received, we will have the repair scheduled.
- 3) Revisited shredding boxes in shed so we can move boxes currently stored offsite by Ameri-Tech to the shed to avoid the storage fees we currently are paying for the offsite storage.
- 4) We asked Quan to provide a complete list of units with current water intrusion in LP1 and how many have already been repaired going back the past few years.
- 5) Kimberly will look into getting a new LP entrance sign quote.
- 6) Motion raised for Yellowstone to replace sod around mailboxes and rubber tree for \$1,000. Motion passed.

H) OPEN FORUM:

- 1) 8711 LPL reported damage from Omega Trees. The vendor will go out and look at it and see what needs to be done to fix it.
- 2) Question if the gate code is being replaced. We are going to wait to fix until next time we need gate company back out for repairs.

I) MEETING ADJOURNMENT: Meeting was adjourned at 8:27 P.M.

Next meeting date: May 22, 2024, with Zoom meeting option available. Location: Town and Country Regional Public Library 1st Floor Community Room A at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.

