

LAKE PLACE CONDOMINIUM, INC – COUNTING OF PROXIES FOR REALLOCATION OF FUNDS FOR REPAIRS - MEETING MINUTES – www.lakeplacecondo.org

DATE: Wednesday, August 28, 2024. Time: 6:43 P.M.

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

Minutes of meeting provided by Mickey McCommons

CERTIFY QUORUM – CALL TO ORDER: A quorum of members was not established. We will have 90 days from today to obtain quorum on proxies. These proxies will be used at next scheduled proxy counting meeting.

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES – www.lakeplacecondo.org

DATE: Wednesday, August 28, 2024. Time: 6:49 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 no Zoom option. All homeowners were encouraged to come in person if wanting to attend. Property manager Ronny Dunner was present. The meeting was called to order at 6:49 P.M.
- 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 bulletin board.
- C. APPROVAL OF BOARD MEETING MINUTES: Previous board meeting minutes were approved by the board.
- D. GUEST SPEAKER: NONE
- E. PRESIDENT’S REPORT:
 - 1) LP2 WOOD REPAIRS AND PAINTING – Work has been completed on 22 buildings (44 units)
 - 2) Palm Tree Trimming - As part of our contract with Yellowstone Landscaping, 22 palm trees were trimmed on Thurs, August 21.
 - 3) POOL DECK and POOL REFINISHING – We have made our decision to go with Sharper Image Pools - pool and deck - \$47,133.00. Pool Reserves of Pool Equipment and Pool alone – Total \$28,498.26

Waiting for the down payment of 10% to be sent to Sharper Image and find out when work will start, likely early November. It will be a 4 to 6 week project

F. COMMUNITY ISSUES:

- 1) LAKE PLACE 1 WATER INTRUSION UNIT LIST –
 - 6914 LPC -
 - 6924 LPC - #2 priority - waited the longest
 - 6929 LPC - fix siding only
 - 6908 LPC -
 - 6907 LPC - BA found no intrusion
 - 6918 LVC -
 - 6908 LVC - our #1 priority

We received quotes from Bay Area, Munyan and EIRS. Motion raised to proceed with Bay Area repairing the two worst units now and wait for the proxy quorum for the rest. Motion passed.

- 2) LAKE PLACE 1 Unsafe BALCONY LIST – JBolt quoted \$1000 to \$1100 to close off the balconies listed below. We are waiting for a quote with materials and scope of work.
 - Balconies to be closed off
 - 6925 & 6927 LPC
 - 6916 & 6914 LVC
 - 6902 LVC
 - 6911 LVC
 - 9032 LPL - LP2

Ronny will ask the insurance agent if locking the balcony doors until repairs are done will not be allowed per our insurance policy.

- 3) RESERVE STUDY AND FULLY FUNDED RESERVES - We need more information so we can have a reserve study and we need to better understand what fully funded reserves means. Ronny will be getting us a two additional quotes. We would like to begin this process in November.
 - Quote from Felten Property Assessment Team = \$4,500 - “We are currently experiencing an extremely high volume of Insurance Appraisal, Wind Mitigation and Reserve Study orders. Please submit your order as soon as possible so that we can get started on your report. Our current turnaround time after the inspection occurs is as follows:
 - Insurance Appraisals: 30 Days
 - Wind Mitigation: 30 Days
 - Traditional Reserve Studies: 45-60 Days after deposit is received

- 4) GATE – GATE REPAIR and GATE CODE CHANGE Procedure – Received instructions on changing gate code. We need to AGAIN decide when to change

the gate code. Ronny will schedule a time to meet Mickey on site to test changing the code.

IMMEDIATELY Before CODE CHANGE - Notify the following:

Sheriff – Master Deputy Melvin Jones #3552 at 813-247-0330

mnjones@hscotampa.fl.us

Fire Department

Waste Management

USPS

Yellowstone Landscaping

Triangle Pools

Peppers Cleaning

Pristine Ponds

NaturZone Pest Control

- 5) PLUMBING ISSUES/BREAKS Procedure - we need to have all valves locations found and clearly marked so we can update what we give to plumbers This is what we have - LAKE PLACE CONDOMINIUM – EMERGENCY WATER VALVE SHUT OFF PROCEDURE. Ronny is calling plumbing for backflow and to see if we can have the shut off valves marked.
- 6) ROOF WARRANTIES - As of August 14, 2014 - Some buildings have the Golden Warranty which means it has prepaid repairs included. 26 buildings or 52 units have coverage. *Ronny has the file of certificates and can let us know which are covered.*
- 7) FIRE EXTINGUISHERS - Were serviced on July 19th by A to Z Fire Extinguishers - completed
**Reminder to go out to community about personal items on fire extinguisher box - we will send a violation if necessary. Tara volunteered to tape letters on all residences with these notifications. Kimberly will work with her on that.
- 8) FIRE HYDRANTS and Knox box - where are we with remedying the violations and painting the hydrants, Coast to Coast will fix but waiting for the Fire inspector to say
- 9) CAR ACCIDENT/INSURANCE REIMBURSEMENT - Yellowstone provided a quote to remove the 2 palm tree stumps and a quote of the cost to replace the two trees.
Bob Kelly will be fixing the bollard but no time has been scheduled.
Kimberly met with Kevin Heflin, an Outside Design Specialist, who will be working with us on the fence repair from Danielle fencing on Tuesday morning to get a quote to fix the fence.
- 10) VIOLATIONS – Violations Fining Committee. Summary of the procedure includes contacting the owner of the reported violation within 3 days. Owner has 14 days to correct. Second letter goes out at the end of the 14 days if

steps have not been made to rectify the situation. Again the owner has 14 days to rectify the issue. If still not corrected, we can charge the owner \$100 a day for 10 days capping at \$1000. We have 3 volunteers for the fining committee who will decide appropriate actions for each case.

We have a number of reported violations that have not had letters sent and a number of reported violations that were not taken through the process that we need to follow up to see if corrective action was taken. If not, we will need to restart the process as if they had just been reported. Must have on the Agenda appointment of the fining committee added to next Agenda.

G. TREASURERS REPORT:

- 1) Mickey supplied via Cori a synopsis of current financials. A balance sheet was distributed to board members via email displaying current operating costs as of June 30. Master has \$57,853 in Operating and \$107,977 in Reserves. LP1 has \$23,453 in Operating and \$44,576 in Reserves. LP2 has \$18,007 in Operating and \$49,110 in Reserves.

H. MANAGERS REPORT:

- 1) Ronny sent out violation letters to affected homeowners. Waiting for responses.
- 2) Watertight went out to look at damage to roofs on a few units. All but one was fixed. The one is still being resolved.
- 3) Bay Area looked at water intrusion units. They will start work after Board gets reallocation of funds approved.
- 4) Ronny worked with fire hydrant inspectors. The initial test didn't pass. Per county, we need to get a 5-year detailed inspection. Alvarez plumbing quoted \$200 for backflow issue. We will have them come out to resolve. Once these are resolved, they will pass our hydrant inspections.
- 5) Ronny is looking through condo documents for verbiage on loans to allow us to make decision on loans and whether quorum is required each time.
- 6) Alvarez Plumbing came out and said there is only one water shut off valve. Te fee was \$178. We know there are three. They will come out and look again to identify locations of all valves and mark them with paint or something to easily identify locations. Ronny suggested we use PVC piping over the shut off valves that are color coded to match colors on a property map at the bulletin board. Are reviewing it now.

I. OLD/NEW BUSINESS:

- 1) Website Updates – Interactive Forms live for pool keys and gate openers. CINC is still being updated.
- 2) No new ARC requests

J. OPEN FORUM:

- 1) Resident at 6920 LPC asked if they are on the list of bad balconies. We confirmed they are not.
- 2) Question of which types of balconies are covered by HOA. Units with anything under the balconies such as awnings, etc are not covered by HOA. Anything balcony and above are covered by HOA.

K. MEETING ADJOURNMENT: Meeting was adjourned at 8:03 P.M.

Next meeting date: September 25, 2024. Location: Town and Country Regional Public Library 2nd Floor Conference Room at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.