

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

DATE: Wednesday, July 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: 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 6:40 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 20 buildings (40 units) – on LPL and LVC. We have discovered two buildings (4 units) on Lake View Court that used siding and not Hardy board. These units will receive wood repairs and painting. Weather delays have been a factor. Work will start again on Monday.
 - 2) Board members will be taking workshops - one of our functions and will be working with Ameritech to understand the new laws that went into effect on July 1 for COA communities so we will be in compliance. We will also be taking a budget workshop so as to learn how to make the most of the funds we have now and set up for community needs in the future.
- F. COMMUNITY ISSUES:

- 1) ROOF WARRANTIES - As of August 14, 2014 – the documents we received only mention that some buildings have the Golden Warranty which means it has prepaid repairs included. These are the units which have this coverage (26 buildings/52 units have coverage.)

6910/6912 LVC	6913/6915 LVC	6901/6903 LPC	6902/6904 LPC
6905/6907 LPC			
6909/6911 LPC	6910/6912 LPC	6913/6915 LPC	6921/6923 LPC
6922/6924 LPC			
6925/6927 LPC	6914/6916 LPC	6926/6928 LPC	6929/6931 LPC
6933/6935 LPC			
8701/8703 LPL	8705/8707 LPL	8709/8711 LPL	9002/9004 LPL
9010/9012 LPL			
9018/9020 LPL	9022/9024 LPL	9030/9032 LPL	9034/9036 LPL
9044/9046 LPL			

It is not clear if the other buildings are also under warranty. We asked Ronny to confirm if the above list is not complete and if all units are actually covered.

- 2) POOL DECK and POOL REFINISHING – We have narrowed it down to two companies:
Cody Pools on deck refinishing and pool repairs - \$48,800.00
Sharper Image Pools - pool and deck - \$47,133.00
Pool Reserves – Total 54,550.76
Waiting to determine which company and when to start.

- 3) FIRE EXTINGUISHERS - Were serviced on July 19th by A to Z Fire Extinguishers. They noticed some homeowners were placing items on the boxes that house them which caused cracks. However, they were able to certify them regardless. Board will send out a notice to homeowners not to place anything on the boxes.

- 4) FIRE HYDRANTS and Knox box – We had violations on the fire hydrants. Vendor Coast to Coast looked at them and said that they should be fine. We are now getting more info from the county of what they need to have it pass inspection so the vendor can address. Vendor Automatic Gate will come out and inspect the Knox box on north side and see if it needs repairs.

- 5) LAKE PLACE 1 WATER INTRUSION UNIT LIST – We are still waiting on all quotes for, these repairs. Will need to wait until funding is resolved before starting work. 6914 LPC, 6924 LPC, 6929 LPC (siding only), 6918 LVC, 6908 LPC, 6907 LPC

- 6) 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. For older violations, we will start the violation process from new. For those in CINC that had letters go out in past, we can send a second notice out and then start on the correct timeline from that.

- 7) 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. Cost is around \$500 - \$1,500. Ronny will get an exact quote for us.

- 8) GATE: We will be having the gate code changed in three weeks from today. We will prepare a notice to go out to all homeowners and Ronny to notify authorities and vendors in advance.

G. TREASURERS REPORT:

- 1) Cori provided a synopsis of financials up to date. A balance sheet was distributed to board members displaying current operating costs as of June 30. Master has \$43,243 in Operating and \$105,935 in Reserves. LP1 has \$21,975 in Operating and \$41,472 in Reserves. LP2 has \$15,651 in Operating and \$97,407 in Reserves.

H. MANAGERS REPORT:

- 1) Ronny got from EIRS a quote for water intrusion issues. They found that behind a lot of them was Tyvek which should help prevent damages but will need to repair around windows. Quote doesn't include materials. They said leaks from roofs may have a problem with the vent which may be damaged. The pricing they gave was just an hourly amount. We asked to get a best estimate per unit. Munyan also quoted for the work but didn't have estimate in price. Ronny will request price estimates from both vendors. 6914 LPC, 6924 LPC, 6929 LPC (siding only), 6918 LVC, 6908 LPC, 6907 LPC
- 2) Yellowstone will be inspecting some irrigation equipment that appears damaged.
- 3) We have a backflow violation where water comes in property to check the flow of water. They state the handles need to be chained and locked. Ronny will work with the county to give permission for it to be locked as it is shared with us and county. When plumber comes out to make repairs, we will have them identify the locations of all of the water shut off valves so we know exactly where they are for any future water emergencies.
- 4) Ordered 10 new pool keys. Ronny suggests we meet with new pending homeowners to advise them they should try to get gate clicker and pool key from seller. If they can not acquire them, they will need to purchase them through AmeriTech.
- 5) Ronny asked for addresses of two violations so he can have a violation letter to them. Kimberly will look them up and send to Ronny.

I. OLD/NEW BUSINESS:

- 1) The lakeplacecondo.org website was updated with the current commercial property insurance documents, gate clicker and pool key request forms. Coming soon will be an online form for the Architectural Change Request form which will automatically send the ARC request to the Board for approval. We are looking to automate other

forms in the near future. Make sure to check the Community News section for any important notices for the community. CINC website is now available. (<https://amtec.cincwebaxis.com/cinc/home>) All should have received a letter about it. Right now the options are limited, but make sure you set up an account as we will be entering data soon related to a community calendar, status of your ARC requests and a community directory. However, you will have the option in settings to not have your info displayed in the directory if preferred.

- 2) We are waiting for insurance company of individual who hit the bollard and trees to do repairs and pay us for the damages from the car that hit the fence and palm tree.
- 3) No ARC requests. We have one sales application which Ronny will be sending us shortly.

J. OPEN FORUM:

- 1) Bob Noriega stated he noticed a late fee on CINC portal from the time related to the sale and before he was in there. It was determined that it was actually a credit on account not an amount due.
- 2) Homeowner asked if gate on North side has a key. They were advised that the pool key should work on that.

K. MEETING ADJOURNMENT: Meeting was adjourned at 7:52 P.M.

Next meeting date: August 28, 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.

