

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, March 20, 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 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 6:39 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. Bulletin board is being repaired and couldn't post notice there.
- 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 give explanation of suggested Phase II of tree trimming. Phase II is primarily to get trees on the back sides. Identified a few spots that are challenging to reach; however, feels confident he can get most of the spots. May need to move some awnings. Also, wanted to give state of trees. Many were healthy. Will work to trim back from roofs. Also, will finish up maintenance and examine problem trees and look for ones with roots under foundations. Will do all tree assessments and determine overall costs before going to county for any permits. He will look closer at the rubber trees which weren't trimmed and see what he can trim. Will also come back to remove the two branches laying on roofs. Suggested we include the large tree by pool on the permit list for possible removal when we submit that.
- E. PRESIDENT'S REPORT:
 - 1) Motion raised by Kimberly to approve the quote from Omega Trees for Phase II tree trimming for \$13,850. Motion passed. Work will begin Tuesday, March 26.
 - 2) Still having issues with visitor parking. Not parking on driveway or in areas that have no parking signs posted. We need to keep streets clear for emergency vehicles and to help prevent turf and sprinkler damage.
 - 3) Gate code hasn't been changed yet. Quan will schedule time to change it. Condensation on gate eye has been fixed.

- 4) Gutter Estimates: We haven't moved forward with gutter replacements as we currently do not have funds and are waiting for funds to be available. Will look more into that.
- 5) Lawn service will come out Thursday to finish work they didn't do last week.
- 6) We are in the process of replacing the bulletin board. All work has been complete except for installing the glass doors. It will allow space for us to put forms to be available for homeowners.
- 7) We pointed out that many answers to questions can be found on the website, lakeplacecondo.org.
- 8) Clean-out was done of the shed by the mailboxes. We removed many old items that needed disposed of. We selected old documents no longer required to keep and will take those documents to be shredded and will move the newer document boxes currently in storage to the shed to save storage costs.
- 9) Pool service installed two barrels of chemicals on the ground in pool area in reach of children. We are looking to put up an enclosure to protect children and others from accessing them.
- 10) We have four large mailboxes. Two of them do not have keys. Another mailbox has no lock mechanism. Quan will look how to remedy this situation.
- 11) We have completed wood repairs, caulking, painting of 16 units in LP2. Need to do 14 more buildings. Looking to get a vote in the near future to move funds from another reserve into wood repairs to possibly avoid special assessment.

F. TREASURERS REPORT:

- 1) Cori discussed current account balances. LP1 previous special assessment is down to last three people needing to pay.
- 2) Cori asked Quan to follow up with Aneliese on Insurance renewal quote. It is above budget. Asked Quan where the funds collected from late fees go. Quan said they go into the Operating.
- 3) We will plan to have fire extinguishers serviced in June.
- 4) Bills for janitor and pool cleaner haven't been paid. Quan said they have been late sending bills. We asked him to keep on top of these to make sure we get them monthly if work was done.

G. MANAGERS REPORT:

- 1) LP1 has 3 units currently with attorney LP2 has 4 units currently with attorney.

- 2) Violations sent out to 6910 LPC (parking), 6913 LPC (blowing leaves), 8715 LPL (renting violation), 6924 LVC (tiles and number relocation), 9052 LPL (Porsche SUV leaking oil). We need to determine if future violations are a recurring problem or one off and determine if a notice really needs to go out as we have to pay the management company every time one is sent out.
- 3) We need 66% vote to have funds moved to pay for remaining repairs by Bay Area on 12 buildings. Must send proxy mail out for this. However, we can proceed with repairs for one more building now and will reach out to Bay Area to start that work.
- 4) No new ARC requests. One rental application was approved for 6905 LVC. No repair approvals to review.

H. OLD/NEW BUSINESS:

- 1) Further gutter repairs tabled until we determine fund source.
- 2) Getting estimates for pool deck repairs. Looking to get quotes to replace LP entrance sign.

H) OPEN FORUM:

No questions

I) MEETING ADJOURNMENT: Meeting was adjourned at 8:07 P.M.

Next meeting date: April 24, 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.