

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

DATE: Thursday, November 21, 2024.

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 7:29 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) Vice president Cynthia Williams has stepped down from the board effective immediately.
 - 2) Board members completed a 4-hour training session which is required to serve as a Board member.
 - 3) Water intrusion repairs have been completed for 6914 LPC, 6908 LPC, and 6924 LPC. 6908 LVC is the next to be repaired.
 - 4) Pool and pool area is being remodeled, including the deck and bathrooms. Supplies to do the work will be delivered very early Monday morning. We need to ensure that the visitor parking is left clear to allow their equipment to be stored. Pool cleaning has been suspended except for brushing down the sides of the pool which are required for the pool warranty to be valid. Work is expected to be done by end of year. Afterwards, we will be planing a gathering to celebrate the new area.
 - 5) We are trying to reset the gate without having to call out a company and pay them to do it.
- F. COMMUNITY ISSUES:
 - 1) Pest Control technician said that debris behind units and in their back patio areas are causing an insect problem. They will be going around and taking photos of all concerned areas.
 - 2) Resident parking. All are allotted 3 spaces. If they need more room they must part at visiting areas. This is for overnight. Any vehicles parking longer in visiting areas will be towed.
 - 3) We have many units with 4 or more residents. We need background checks for all of these additional people. But first we need to establish the number of days

someone goes from a guest to a resident. The Board needs to decide that time period.

- 4) Feeding animals remains a problem. Multiple residents are feeding cats and ducks. Also, blowing leaves in the street. If this continues, it will lead to a violation.
- 5) Some are walking dogs next to and behind units. This should not be happening. Also, violation letters are needed for an orange tree planted in back yard and foil on the windows.
- 6) Violations have been a problem because we haven't been following through on the violation process. Ronny will send Mickey a list of current violations so a database can be added to the Board Google Drive.

G. TREASURERS REPORT:

- 1) Cori provided a synopsis of current financials. A balance sheet was distributed to board members via email displaying current operating costs as of November 21. Master has \$9,031 in Operating and \$113,690 in Reserves. LP1 has \$45,954 in Operating and \$45,421 in Reserves. LP2 has \$39,182 in Operating and \$38,407 in Reserves. The Operating account are high because around half of it needs to go to Reserves. After the transfer occurs the amounts will be correct. Ameritech confirmed they will ensure to transfer funds by the 15th of each month. AT will reverse the overdraft fee we incurred.

H. MANAGERS REPORT:

- 1) We were able to get a 6 month extension from the county to fix the main backflow water valve on Hulsey. The quote we got so far was \$30K. We are looking to have contractors give a quote to hopefully come in less. Ronny is working to get a contractor to supply a quote.
- 2) We got info on how to fix the gate. Ronny and Mickey will work on getting it fixed and programming the keypad.
- 3) Bob Kelly will be on site Friday – Saturday to work on the walk through gate, south gate mirror, bollards, and painting no parking in LP1 cul de sac.
- 4) Ronny will order new fire extinguisher cases.
- 5) Kimberly asked for an update on delinquencies. One in LP2 has been in collections with attorney for 90 days. Ronny will check on status.
- 6) Watertight Roofing is not responding to Ronny's request for update on our damage inspections. Because of this, a Motion was raised to have Ronny get the insurance adjustor to come out and assess full damages to all property. Motion passed.

I. OLD/NEW BUSINESS:

- 1) No sales or rental applications were received. No ARC requests.
- 2) Ronny to send Mickey a list of all vendors phone numbers and email addresses to add to Board's Google Drive.

J. OPEN FORUM:

- 1) A resident asked about poor lawn maintenance services. Kimberly said she is sending photos of problem areas for them to work on to Yellowstone. She will pass on these additional concerns.
- 2) A resident noticed the new bulletin board is getting water inside. Kimberly said it was from hurricane. She already ordered new cork board.

K. MEETING ADJOURNMENT: Meeting was adjourned at 8:22 P.M.

Next meeting date: December 12, 2024. Location: Town and Country Regional Public Library on 1st floor at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.