

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

DATE: Thursday, October 3, 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 6:39 P.M.
- B. COUNTING OF PROXIES FOR REALLOCATION OF FUNDS FOR REPAIR. A quorum of members was established. We were able to get enough proxies back to approve the movement of funds for LP1.
- C. 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.
- D. APPROVAL OF BOARD MEETING MINUTES: Previous board meeting minutes were approved by the board.
- E. GUEST SPEAKER: NONE
- F. PRESIDENT’S REPORT:
 - 1) Pool Desk/Refinishing. We went with Sharper Image Pools for the pool repairs. Work start date has not been planned yet. Waiting for owner to handle hurricane issues before he can schedule.
 - 2) We were able to shred the seven boxes of old records which now gives us extra room in the shed.
 - 3) Ronny confirmed that the signature card from the bank is to be able to sign checks on behalf of LP. We will set it up for president and secretary to have that access.
 - 4) Ronny explained the water valve issue. The county inspected the fire hydrants and backflow. The hydrants passed test and are to be painted blue per the county. They found that the backflow valve is outdated and couldn’t test it. We got one quote from Roto Rooter for \$30,000. Ronny is contacting other companies including Alvarez Plumbing for another quote.
- G. 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

- 2) LAKE PLACE 1 Unsafe BALCONY LIST – Bay Area closed off balconies for \$1,100.
Balconies closed off
 - 6925 & 6927 LPC
 - 6916 & 6914 LVC
 - 6902 LVC
 - 6911 LVC
 - 9032 LPL - LP2

- 3) We still have issues with raccoons and other animals and people leaving cat food on the ground. A notification will go out reminding everyone of this.
- 4) Still have a problem with people parking on the street. These people who park for an extended period of time will be sent a violation. An email reminder to homeowners on these issues will be sent.
- 5) Recycle bin by mailboxes was removed due to greasy trash being put in there. There is only a trash bin out there now.
- 6) We need to find the original condo design plans to see where the location is of all shut off valves. Ronny will go to the county to try to get this information.
- 7) We are now on winter schedule for lawn crew. Starting October, they will be coming out every other Tuesday. This is a move from Thursdays.
- 8) We have several violations in the works. Ronny will confirm status. Kimberly explained that all awnings and pan roofs added to the back or window awnings were paid by the owner. The board is not responsible for repairing these. Ronny will call the owner who has the green jug out front and see if they are going to move it or state what is in it.
- 9) We have 6901 LPC that has mold. Per lawyers, HOA covers everything from unfinished drywall to siding. The damage was from the roof which was repaired. We asked the homeowner to get a quote for mold. They need to specify on the quote what the cost is for the portion of mold damage from unfinished drywall to siding as board may need to pay that. Anything further inside, the homeowner is responsible. Ronny asked them to put videos of the damage on Dropbox or Google Drive and give Ronny access to it.

H. 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 September 30. Master has \$30,422 in Operating and \$110,061 in Reserves. LP1 has \$46,079 in Operating and \$47,706 in Reserves. LP2 has \$37,189 in Operating and \$37,574 in Reserves.
- 2) Cori pointed out some discrepancies in the financials. We received funds from application fees but didn't see the apps. Vendors are not being paid on time. We are missing some of the bills. Not all bills are showing up in the packets. We paid \$613 to pool service which is different from the regular \$800 recurring fee. Ronny advised that we can see all invoices in CINC and he will ask about the other issues. We want to pay small invoices through operating and not reserves. We can do that after Board approves. We will close the Truist account as soon as all residents are set up in new payment system.
- 3) Cori prepared a sheet showing what their dues pay for monthly and will make it available to homeowners.

I. MANAGERS REPORT:

- 1) We got a quote for the repair of the fence and the bollard. Also to replace the palm trees. The quotes were sent to the insurance of the driver who hit the fence. The insurance says they will pay \$150 less than the quote totals. This is due to the slight damage the bollard had before the accident. This was approved by the board and Ronny will request the check to be sent to us.
- 2) Watertight roofing did repairs on two units (6901 LPC & 6921 LPC). Bay Area has been on site doing water intrusion repairs in LP1 per the funds we moved from reserves. 6908 LVC was repaired for \$7,500. 6924 LVC is the next most urgent. Work should begin next week, delayed due to rain. 6908 LPC was added to the list needing repairs. We will get to that and the others after the above are addressed. 6929 LPC was identified with water intrusion issues. Bay Area was advised to go out and inspect it.
- 3) Balconies have been closed off which were at risk. The gate vendor will come out to fix so the south gate so it closes properly and also advise how to reset it.

J. OLD/NEW BUSINESS:

- 1) No sales or rental applications were received.
- 2) ARC request by Cori Dodge (6904 LVC) to replace windows. Motion raised to approve this. ARC was approved.

K. OPEN FORUM:

- 1) We were informed that had Stalin asked about gutter issues. We don't currently have funds to address gutters. He will have his gutters installed properly once Bay Area begins work on his unit on Monday, October 21 for water intrusion.

L. MEETING ADJOURNMENT: Meeting was adjourned at 8:26 P.M.

Next meeting date: October 30, 2024. Location: Town and Country Regional Public Library at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.