

LAKE PLACE CONDOMINIUM, INC – BOARD OF DIRECTORS MEETING MINUTES

DATE: Wednesday, February 21, 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 6:32 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 posted on bulletin board and website within the required timeframe.
- C. APPROVAL OF BOARD MEETING MINUTES: Previous board meeting minutes were approved by the board.
- D. GUEST SPEAKER
 - a. Buck from Omega Trees was in person to give explanation of what he can do for us. He came out to look at trees. Process is to survey and then access based on safety. He reviewed the local county policies for what can and can't be done. Several trees are in various degrees of decline. Need to address trees intruding on structures in front and back. What are next steps? Work in tiers based on safety first (trim and get away from streets and buildings). Then maintenance can be done followed by management. During this process, decisions can be made of what trees need to be removed. Notes that removing roots could cause piping and cable issues. But once tree is down and stump grinding is done roots shouldn't continue to grow. Takeaways: Buck's suggestion is to start with Step 1 from quote only (Pruning) and then step back and access. Suggestion made that we should wait to repair gutters until the pruning is complete. Buck would need to know in 3 to 4 days to guarantee availability in the next few weeks.
- E. PRESIDENT'S REPORT:
 - 1) Motion raised to have guest speaker Omega Trees proceed with Step 1 of quote (Pruning) \$12,750. Motion passed. Will work out scheduling with vendor.
 - 2) Priority is getting the Emergency Contact Forms. We will work on getting this complete as soon as possible.
 - 3) 16 units in LP2 have had painting repairs done. Averaged \$4,750 per unit.
 - 4) Leaf removal. Received several complaints about people blowing leaves in an inappropriate manner. While we are not going to police them we can send a notification asking owners to blow leaves and bag them up if they do it

themselves. Board will be getting someone out in the future to collect all leaves in a one time effort.

- 5) Board is looking at sprucing up pool area before the main pool season starts. Will get more details on that soon.
- 6) We usually change the gate code every year or year and a half. It is that time and we need the code changed. Asked Quan about that getting done.
- 7) We are seeing a number of violations, possibly because many new to the community do not know the rules. We need the Board to be notified of all violations to be sent out. Emergency form will help this so communication can be made by email and not by physical mail. We need to give people more details in the notifications on why they are a violation and to give them other options to avoid being out of compliance. We want to clarify many of them are safety concerns and not just a random policy.

F. TREASURERS REPORT:

- 1) Cori suggests that financials from last month be used in each Board meeting for Treasurer.
- 2) Supplied the Master and Reserves balances. We received payment for another past due assessment. We are down to just 4 remaining for LP1.
- 3) It appeared we didn't pay the pool this month and paid Pristine Ponds twice. Asked Quan to look into this and we need to discuss with the accounting group to ensure everything is paid correctly.
- 4) Need to follow up with Truist bank on interest not credited for the past 2 ½ year. We need to ask them if they plan on giving us the money they owe us.
- 5) Interest is in a separate pool and is not being used. We need to determine what to do with that. Why is \$1,500 in LP2 Pressure Washing when pressure washing is covered in the Master. We have several questions for accounting and need to meet with them. Quan will check to see who Cori needs to talk to for resolution.

G. MANAGERS REPORT:

- 1) New bollards are coming this week. Will dig down to make them sturdier.
- 2) 4 homeowners with attorney at LP1 and 2 with attorney at LP2.
- 3) No new ARC requests.
- 4) We have 1 application for owner transfer. If someone has a violation or lien at time of selling it will show up during estoppel process. If it finds open violation they reach

out to us. If there is an issue or anything comes up in background check they let us know; however, it will not stop sale.

H. OLD/NEW BUSINESS:

- 1) 6926 LPC. Bay Area reviewed damages with Kimberly. There were several issues found. Water intrusion and the entire support structure beam in bedroom has disintegrated. Cost is \$17K to fix. Probably more. Cori mentioned this fee will drain a big part of LP1 budget, but we can pay it. Motion raised to approve structural repairs for this unit. Motion passed.
- 2) Hoping to have shed clean-out this weekend or next. Board will pick best day and residents can assist if they are available. Need to have many documents in shed shredded.
- 3) We decided to abandon getting proxies. Board is having a big problem getting the word out to a wide audience due to lack of email addresses and phone numbers for many owners, especially those who moved here in the past couple of years. This is another reason we need to get updated contact info.

H) OPEN FORUM:

- 1) Stalin at 6924 LPC asked when his water intrusion repair request will be done. Request was from a year ago before this board. We asked him to resend request so we can review it.
- 2) Asked Quan about insurance renewal and what that will be. Renewal is in April. Notice goes out 30 days before. Quan will reach out to insurance company on more information on the process. Also, Ameritech contract is due for renewal, but we are not clear the exact renewal date. Quan will check contract.

I) MEETING ADJOURNMENT: Meeting was adjourned at 8:10 P.M.

Next meeting date: March 20, 2024, with Zoom meeting option available. Location: Town and Country Regional Public Library – 7606 Paula Dr. #120, Tampa, FL 33615.