

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

DATE: Wednesday, June 26, 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 only. 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 6:31 P.M.
- B. PROOF OF NOTICE: It was confirmed that the notice for monthly meeting was emailed to homeowners and on website. 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: Buck from Omega trees was in person to discuss Phase 4 of the tree services. Several residents were concerned about tree roots. Intent was to lay out priority of work. First, they made streets safe and trees off buildings. Second, they worked the back sides and got branches off gutters. Third, they identified several invasive trees/plants. Omega Trees worked to mediate that and get a lay of property. A dangerous tree was removed successfully. Next step is to see what to do collectively. Main concern is foundations and root damage/what is happening under foundation. To avoid costly spend, we need to take careful consideration of what needs to be removed next. Any small invasive trees and plants have been removed. Rubber trees were trimmed down but will come back. Advised that after any hurricane, if we notice debris causing issues to let Omega Trees know. Will look at trimming the trees along the water possibly later in the year.
- E. PRESIDENT’S REPORT:
 - 1) POOL AND DECK REFINISHING – The pool itself needs help. The pool drain is not to code. The tiles around the top portion of the pool are not to code and missing several tiles. The pool bottom or lining is separating from the concrete bottom. We need to look into remedying both. We have received the following quotes and shall work to pick the best and most cost-conscious option.
 - Cooper Pools on deck refinishing and pool repairs - \$50,146.00
 - Cody Pools on deck refinishing and pool repairs - \$48,800.00
 - EJ Pool Clean Out Services - pool only \$18,500
 - AQUA RES-Q - pool only \$20,451.00

Dan's Concrete Custom Finishes - pool deck only - \$12,600 (concrete only - not pavers)

Sharper Image Pools sent their bid. It is also being reviewed.

Pool Reserves Total	\$54,550.76
Resurfacing	\$16,957.14
Fencing	\$12,500.34
Equipment	\$13,9145.56
Pool	\$12,279.38

2) LP2 WOOD REPAIRS AND PAINTING – Work has been completed on 16 buildings (32 units) – 9040 – 9002 LPL and 6901 - 6907 and 6917 - 6919 Lake View Court. Work has begun on the south end of Lake Place Lane. We have discovered two buildings (4 units) on Lake View Court that used siding and not Hardy board. These units will be addressed last, but they will receive wood repairs and painting. We need a list of addresses for people who did not want their balconies fixed when it was recommended. We want to document them in case there is a future safety concern for these which were not fixed and advise they need to have the repair done.

3) PEST CONTROL – Here is what is covered:
Wasp nests are serviced for up to 10ft - Most of our wasp nests are on the top of the second floor so we need to advise residents to get a can of wasp spray (most shoot 30 ft up) to take care of on their own.

Formosans are considered subterranean termites which are included in the contract as well as drywood termites. Naturezone said that all units that reported concerns of termites did not actually have any issues.

F. COMMUNITY ISSUES:

- 1) RESERVE STUDY AND FULLY FUNDED RESERVES – Ronny will give us info on that.
- 2) FIRE EXTINGUISHERS – Need to be serviced.

Fire Extinguisher Vendors:

Piper Fire 727-581-9339 - quote was \$75 to come out, \$46.75 for each that needs extinguisher needs recharging the last 6 year, \$9.26 to check each one

Fire Master 727-871-3977 – quote received. Ronny will send that to the Board so final decision can be made.

3) **INSURANCE SHORTFALL - \$30K** – Per Cori, we budgeted \$140K for insurance for 2024. We did not plan for increases and actually budgeted less than the previous month. For this year, we will spend \$166K for Jan-Dec. We need to cover the shortfall next year. Sources to pay possibly is: Pest Control has \$300/month in Master. We have \$15,000 in that budget for the year, so we have an overage in pest control. This could possibly go towards insurance shortage. Takes us to \$14K short. We have \$8,800 pressure washing and can take from that. Legal fees have funds and irrigation and maintenance has funds. \$4,000 from lake maintenance. Will determine if we want to repurpose these funds for the overage.

4) **LP1 WATER INTRUSION**

We need to make plans for funding now by getting a proxy vote to move money out of painting or we will have to have another special assessment. There is also the option to take out a 10-year loan to get this all done properly. We need to see if getting a loan can be done quick enough to address the current water intrusion in a timely manner or not.

5) **LP1 BALCONY REPAIRS/REPLACEMENT LIST** –

LP1 most unsafe balconies – 6914 LPC, 6916 LPC, 6925 LPC, 6927 LPC

A letter has not gone to homeowners. Ronny wanted us to supply the verbiage of letter. We advised that we do not have the damage info to properly relay this message. We asked Ronny to supply those details so we can draft an email.

6) **VIOLATIONS** - We have repeat offenders that we are unable to correct the behavior without fines.

Ongoing issues for which we have issued violations – unsafe balconies in LP2, cat food piles in gutters, driveways and under cars, car with oil leaking on carport, driveway, and in guest parking, trash on outside of units, parking violations.

G. TREASURERS REPORT:

- 1) Cori provided a synopsis of current financials. A balance sheet was distributed to board members displaying current operating costs as of end of April. Master has \$42,675 in Operating and \$103,889 in Reserves. LP1 has \$21,489 in Operating and \$38,372 in Reserves. LP2 has \$14,995 in Operating and \$149,837 in Reserves.
- 2) There was a strange outage where LP2 didn't pay, and the Master is missing the funds. Will follow up with AT on this.
- 3) We received an email from AT regarding a change in financial systems. There will be a bank change. They will supply instructions on how homeowners can update their information and set up with the new banking system.

H. MANAGERS REPORT:

- 1) Received quote from Tampa Bay Handyman to replace gate latch, hydraulic arm and hinges in pool area for \$700. Is working on a getting a second quote.
- 2) Updated sales and lease applications. Ronny suggests that we would want to have an interview process for new homeowners after getting the sales application. We cannot deny a purchase but it lets us meet with them to ensure they are aware of the rules and regulations.
- 3) Ronny will investigate why the \$100 sales app fees are not showing up in our account. He felt they may be combined with other fees.
- 4) Ronny did a property tour with Kimberly. Will get quote to replace lattice by irrigation pump.
- 5) Violation notices will go out this week. Kimberly stated we need to change the wording of the violation letters so they explain the reason why their violation is an issue (i.e. blocks emergency vehicles, damages irrigation, etc). And Board wants to review the violation letters before they go out.
- 6) Ronny stated he would let us know if anything AT does in the future will incur a fee.
- 7) Federal Transparency Act letter supplied by AT. Per letter, all Board members have to submit a copy of their drivers license and supply it to the state. It needs to be done by December 31, 2024.
- 8) Also supplied Continuing Education requirements doc. Board members must take a 4-hour training course. This is supplied through free Zoom meetings. Ronny will send us info on the next available online course.
- 9) Ronny created a gate clicker form for us to review. We asked Ronny to set up electronic web forms instead of printed out forms. These forms will email form to AT and Board.

10) AT is scheduling budget workshop for this year. We need to select a day to go to AT for the workshop. We can do it in person or virtual. AT prefers in person but that may not work for Board members.

11) Ronny supplied us the copy of the pool permit for us to post.

I. OLD/NEW BUSINESS:

1) No new ARC requests. No sales/rental applications

J. OPEN FORUM:

No questions

K. MEETING ADJOURNMENT: Meeting was adjourned at 8:24 P.M.

Next meeting date: July 24, 2024, in person only. Location: Town and Country Regional Public Library 1st Floor Community Room A at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.