

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

DATE: Wednesday, October 30, 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 6:34 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) We were pleased with homeowners helping each other out after the hurricane.
 - 2) The first two units from the water intrusion list have been repaired. Bay Area is being asked by homeowners for them to address other issues than in their quotes. They said they will only be handling what is covered in the quotes at this point. Any siding replaced will be slightly different color due to existing siding being many years old. 6914 LPC is next unit to be worked on. If they repair wood inside it may affect internal parts but they are not responsible for any damages. There are 3 additional units to be repaired.
 - 3) The pool is being repaired/remodeled by Sharper Image Pools and will start work on November 12. We need all to be aware that construction equipment may occasionally block mail pickup and visitor parking areas by pool. During remodel, the entire pool area will be closed to all. It will take about 4 to 6 weeks to complete.
 - 4) Ronny will confirm that the transition from the banks have been completed and we are ready to close the old accounts. Ronny feels by Nov 1 we should be closing accounts.
 - 5) Gate repair company repaired the north gate and said the pavers were hitting the gate. They need to be pushed back 2 to 3 inches on each side of gate. Kimberly will check with Yellowstone to see if they can do this. Also, gate code was reset and is ready to have the code changed when we are ready. We will probably delay this until January.
- F. COMMUNITY ISSUES:
 - 1) Roofers will come out and inspect the damage due to hurricane. We need to determine what insurance will cover and what they wont. To do that we first need documentation of all damages.

- 2) We will be looking into getting quotes for a different style of awnings above carport.
- 3) We have two fire extinguisher boxes that need replaced. Ronny will look into getting a quote.
- 4) We have three additional units that need water intrusion quotes and will get quotes from Bay Area for them.
- 5) Ronny heard back from 6901 LPC about new hurricane damage but they have not responded yet about getting a detailed mold quote for us to review.
- 6) We continue to have a big issue with parking. People are parking in grass, on road in front of unit. We need some new violations sent out. Ronny will handle and will check the condo docs to see if there are any rules against having more than 3 cars parked at a unit. If it's not in there we should update the Rules and Regulations and then mail out updated doc to all homeowners. This will make it enforceable.
- 7) We would like to paint No Parking at the cul-de-sac on LPC to help with the parking issue. Ronny will ask Bob to look at doing this painting and replace mirrors at North gate.

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 October 30. Master has \$42,059 in Operating and \$111,883 in Reserves. LP1 has \$25,149 in Operating and \$51,063 in Reserves. LP2 has \$14,016 in Operating and \$37,998 in Reserves.
- 2) Cori reported discrepancies in Analiese's banking reconciliation and does not see data for the new bank. Ronny pointed out its location which Cori will review. She asked Analiese to fix the duplicate charges. We need this and other accounting errors cleaned up in case we need to go to get a loan and want to show we have our finances in order and that we are low risk.
- 3) Cori did a per unit analysis of what goes into the cost of the monthly dues.

H. MANAGERS REPORT:

- 1) Fire hydrants still need to be painted blue. We will try to get it painted in next couple weeks.
- 2) Alvarez Plumbing is still waiting on county to confirm height of overflow valve. County is aware that the quote is in process and they may give us a waiver to avoid us having to adjust the height. We submitted a letter from plumber to extend the deadline for shutting off our water and see if we can be grandfathered in on not needing to raise height.
- 3) Fence company will be coming out to provide quote to repair fence damage.

- 4) We need to get an insurance adjuster to come out and confirm damage and quoted amount. Insurance company stated since damage was caused by hurricane, deductible is 5% of building value.
- 5) Progressive has agreed to send funds from car crash damage. Board signed their release document and we are waiting to receive funds.
- 6) Insurance agent said since there are damaged shingles a roofer needs to give a quote for repairs and send to them and they can address the warranty.
- 7) Ronny is still compiling list of damages from hurricane. We are not responsible for any damages to pan roof or awnings that were added to their back area. Ronny will let anyone reporting damage of this type and that it is their responsibility to repair.
- 8) Ronny is reviewing the association documents regarding special assessment.

I. OLD/NEW BUSINESS:

- 1) No sales or rental applications were received.
- 2) ARC request by Mickey McCommons (6921 LPC) to replace windows. ARC was approved through email.

J. OPEN FORUM:

- 1) Bob Noriega has a roof leak. It has been reported. Watertight is going to look at it.
- 2) Homeowner asked if those with repeat violations are going to be fined. Kimberly said we have a fining committee which it would go to to determine if a fine will be assessed in these situations.

K. MEETING ADJOURNMENT: Meeting was adjourned at 8:20 P.M.

Next meeting date: November 21, 2024. Location: Town and Country Regional Public Library on 1st floor at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.

