

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

DATE: Thursday, March 20, 2025.

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 6:36 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) Pool Area remodel is almost complete. Need to paint and weatherstrip doors. Will put new bathroom signs on and pressure wash. Sharper Image stated the damage to the vacuum system was due to the vendor so they repaired it at no charge.
  - 2) Omega Trees were out 2/28 to do tree trimming. Several high loose branches were not able to be reached so we alerted residents to be careful of loose branches above.
  - 3) Yellowstone has a new crew who seem to be better
  - 4) Fire box needs replacing on 9042 LPL. Mirrors at gate need replaced and gate door still is not closing properly.
  - 5) Vendor inspected select units for termite damage; however, it was determined it was not active termite activity but was wood rot instead. We are not paying service for rodents. Vendor put out “superboxes” to help handle any rodent activity. Vendor said several units still have a lot of items stored on their back areas which is making the possibility of rodent problem worse. We will be addressing those through violations.
  - 6) TECO advised there was an outage in January. This was because they need to replace an underground line on south side of community. They will need to come out and fix the underground lines. TECO should be contacting affected residents before beginning work.
  - 7) We are still seeing people parking overnight and weekends in the street. The fire department was out confirming if they can get through our streets during an emergency. They said our streets are too narrow to have people parking on streets. We will be putting stickers on cars and if continues it will lead to violations.
  - 8) We had insurance adjuster come out for hurricane damages. We did not meet the deductible in any building. We are looking for options for funding repairs, gutters and awnings.

- 9) 6910 LPC has a sale pending. 8710 LPL, 9046 LPL and 6902 LVC are all going for sale or rent soon. We have several residents with multiple people who are living here who we did not do a background check on all their residents. If we have unapproved occupants in a unit, we will send a violation until they supply the info needed for background checks. Cori mentioned that the applications and background checks are no longer included in the monthly package the board receives. We requested that they are included going forward.

#### F. COMMUNITY ISSUES:

- 1) We have a fining committee now. We have violations going back to December with no second letter being sent. Ronny said the second letter will go out after a date with the fining committee has been set to be held via Zoom. We asked Ronny to speak to all fining committee members and discuss with me the 2<sup>nd</sup> letters before end of next week. We need to have 3 fining committee members but if one cannot attend meeting we can have the meeting with just 2 committee members per Ronny.

#### 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 February 28. Master has \$64,213 in Operating and \$75,662 in Reserves. LP1 has \$31,337 in Operating and \$35,639 in Reserves. LP2 has \$23,746 in Operating and \$46,613 in Reserves.
- 2) We paid \$26K to insurance two months in a row. It was actually the same invoice paid twice. Ronny will look into it.
- 3) Pest Control and lake vendors invoices were not paid this month. Ronny will investigate.
- 4) General maintenance charge came out of operating. It should be coming out of Reserves. We want to know what the setup charge for \$200 is from Ameritech.
- 5) We were charged twice in January for budget meeting letters. Should only charged once. LP1 has one unit with attorney. LP2 has 2 with attorney.

#### H. MANAGERS REPORT:

- 1) Ronny walked the property a couple weeks ago and discussed maintenance and violations with Kimberly. The large area of plant growth on LVC has been cleared out and looks much better.
- 2) We gave approval for fence repair. The vendor will advise when the work will be started. We are waiting to get a quote to fix the pool fence from vendor Bravo.
- 3) Ronny reported the streetlight with a hole in the bottom and is a safety risk.

- 4) We received 3 quotes to repair backflow. Two to replace (\$30K and \$19K). We will review and see the difference between the two quotes. Also, one additional to just repair for \$1K with no warranty. Ronny is checking to see if the repair will be acceptable, even if it is not a long term solution. We need to make a decision in 30 days.
- 5) 6902 LVC has a sales application. Ronny is still waiting the paperwork before we can approve it. That unit has a lot of work needing to be done and needs violations. Board advised not to give approval to potential homeowner until full review can be done on their application. Ronny states the board can talk to new potential homeowners before we approve their application to ensure they are aware of the community rules and what is their responsibility and what is the HOA's. Many homeowners are not clear on this.
- 6) Ronny spoke to one of the fining committee members and is working to speak to the other two. One is at the board meeting to discuss.
- 7) 3 invoices from Watertight were send to GAF. One was paid. The other two were not due to holes in shingles no covered by warranty. We have the funds to pay those two which are around \$2,200 combined.

I. OLD/NEW BUSINESS:

- 1) We will look to have a Zoom option starting with the next board meeting.

J. OPEN FORUM:

- 1) Homeowner asked why we are so late in sending out second violation letters. Ronny explained that since we are using the fining committee we need to make sure we cover all pending invoices and make sure they all have fining committee meeting dates assigned. After next week we plan to be caught up on the letters and will push to stay on top of it into the future.
- 2) Homeowner asked if Ameritech takes care of late fees if it's their fault. We explained that they do if AT is the cause of the late payment.

K. MEETING ADJOURNMENT: Meeting was adjourned at 8:21 P.M.

Next meeting date: April 17, 2025. Location: Town and Country Regional Public Library on 2nd floor conference room at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.