

LAKE PLACE CONDOMINIUM, INC – NOTICE OF 2025 ANNUAL BUDGET MEETING  
MINUTES – [www.lakeplacecondo.org](http://www.lakeplacecondo.org)

DATE: Thursday, December 12, 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

CERTIFY QUORUM – CALL TO ORDER: Meeting called to order at 6:35P.M. A quorum of more than half of homeowners was not established with all board members present.

- A. We don't have quorum of members but we have proof that notice was mailed out November 7, 2024. We have a vote to waiving the financial auditing. Since we do not have a quorum (we have 28 out of 45 needed) we will need to pay to have auditing completed. As of 2024 we have to have an audit at least every two years. The board agreed we will try to get the additional votes. A motion was raised to table the vote until next meeting. Motion passed.
- B. Board approval of 2025 budget. Discussion of 2025 budget was made. LP2 increase is due to the phase not properly funding their reserves the past several years. We now need to increase to ensure the reserves are fully funded as are now required by state law.
- C. Motion raised to approve 2025 proposed budget. Motion passed.

Budget meeting adjourned at 7:00P.M.

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

DATE: Thursday, December 12, 2024.

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 7:00 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 are still looking for two additional board members.
  - 2) 6914 LPC, 6908 LPC, 6924 LPC and 6908 LVC. Next on the list is 6918 LVC. After that is complete we have one additional with water intrusion with estimated cost for repair of \$7,500 we do not currently have the funds for that.
  - 3) Pool deck/refinishing began on November 12. Steady progress has been done. We have two junction boxes behind the bathrooms that are very old and are unsure if wiring is affected. These need repairs. We are waiting to see if we need to wait until after pool refinishing is complete before doing that work. The pool gate is still not repaired. We want it repaired after work is done.
  - 4) We have found many people parking in spots they should not be. Notices were placed on these vehicles.
  - 5) The palm trees by gate have been planted to replace the ones that fell during the auto accident outside of gate. We received the check from driver's insurance for this work.
  - 6) Attention was brought to several vendor accounts not being paid and the Board are the ones finding out about it and not Ameritech. We need for Ameritech to stay on top of recurring invoices so they are paid on time. The Board shouldn't have to keep following up with AT on if they are going to pay invoices.
  - 7) Violations: Once the violations hit 90 days they go to collections. Ronny said this will happen automatically per the Board. No need for us to approve it. We have only one that is at 90 days. The rest are at 30 and 60 days.
- F. COMMUNITY ISSUES:

- 1) 6901 LPC with mold issues – we would like to offer a \$3,000 payment to go towards their mold removal and will pay for water intrusion above the bedroom windows. Board agreed and a letter will be sent to them with this info.
- 2) There will be special assessments in 2025 due to awnings for LP2 and water intrusion and damaged balconies in LP1.
- 3) Ray has volunteered to take materials to secure the blocks by the gate. (He is replacing the pavers/blocks which are sliding onto the gate track they were meant to protect with landscape timbers and rebar. He is only charging the HOA for materials as he is doing the labor for free).
- 4) We have a lot of violations that we need to get addressed. We will emphasize this in the next week.

#### G. TREASURERS REPORT: 34 minutes into meeting

- 1) Cori provided a synopsis of current financials. A balance sheet was distributed to board members via email displaying current operating costs as of November 21. Master has \$67,406 in Operating and \$96,793 in Reserves. LP1 has \$23,047 in Operating and \$29,676 in Reserves. LP2 has \$17,417 in Operating and \$38,798 in Reserves.
- 2) We have -\$55 showing up in old Truist operating account. We do not know why this is. Ronny said it will be taken care of.
- 3) There is deferred maintenance of -\$450 in Master reserve. Same as above. Ronny will have that addressed and have it adjusted.
- 4) First pool bill paid out of pool deck resurfacing. We have multiple pool reserves. We want all pool reserves in one account going into the new budget year. We need for Ronny to supply a check for the next phase of the pool repair so Kimberly can sign it. It was supposed to be brought to the meeting but it wasn't supplied to Ronny. He will get the check from finance and send to Kimberly.
- 5) Fire extinguisher boxes will be purchased for the two units needing them. (These have been ordered and come in. Bay Area offered to put one up as it was broken during the LP2 revamp. Ronnie is asking Bob Kelly about doing so.)

#### H. MANAGERS REPORT:

- 1) Ronny is working with Christina Kelley to get an additional quote for the backflow valve replacement. This would be from the same company that supposedly quoted for it a couple year ago with a previous board.
- 2) Hydrants have been painted blue as required by county.
- 3) Danielle fencing is coming out December 23<sup>rd</sup> to look at fence damage from hurricane and supply a quote. Also, Ronny will contact them to fix the fence damages from auto accident.

- 4) Watertight roofing will be coming out to assess damage to roofing from hurricane. They did do the repair on the roof that was missing a spot on the top of it. Ronny is working with GAF on the roof warranties on the repairs they already did.
- 5) Ronny and Mickey will confirm the gate code change process so we can plan to make the code change after we notify homeowners. Ronny will send Board the master gate code.
- 6) For insurance to submit a claim we first have to provide a quote that we get first. We asked Ronny to push back and have the claim filed and have the insurance adjuster handle that next steps. For him to act as project manager for this task. But we need this done as soon as possible so we can address the damage that homeowners have.
- 7) A bollard and brackets for mirror at gate have been ordered. The walk in gate and pool gate will also be inspected so we can get that repaired.
- 8) Newest violations will be sent out in the next couple days.

I. OLD/NEW BUSINESS:

- 1) No sales or rental applications were received. No ARC requests.

J. OPEN FORUM:

- 1) NONE

K. MEETING ADJOURNMENT: Meeting was adjourned at 8:30 P.M.

Next meeting date: January 23, 2025. Location: Town and Country Regional Public Library on 1st floor at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.