

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

DATE: Thursday, February 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 6:39 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 another board member; however you don't have to be on the board to help us out.
  - 2) Sharper Image finished the pool renovating. Doors were cut and hung. Bathroom fixtures and toilets were replaced including new fans. There's three light switches. One for area by bathrooms and one for flood lights and one for internal pool lights. A new hose reel has been hung. Pool vacuum system is being fixed by Sharper Image the first week of March. We still need to purchase new pool furniture but that will be done at a later time.
  - 3) Omega Trees is coming out Feb 24 to do a new round of tree trimming. Mostly will be removing broken branches from hurricanes. They will be on site 4 to 5 days. We have advised homeowners That broken branches that are very high up cannot be reached by Omega Trees and everyone should be careful walking under those branches. We will also be looking into cleaning out an area with many palmetto bushes.
  - 4) Bob Kelly attempted to fix springs on south gate. However, it is set up to disconnect when it pushes all the way open. Ronny stated that it appears someone fixed it as it is now closing tightly. He replaced broken fire extinguisher boxes, bollards, and No Parking painted on LPC street.
  - 5) Annual termite inspection will be March 19 from 9 to 11am. Email will go our saying that if they see any signs of termites inside their buildings to let us know and we can let the vendor know.
  - 6) 6918 LVC water intrusion was completed. We don't have funds for the two additional units with reported water intrusion. 6901 LPC has accepted the settlement payment from HOA but has not responded if they got the mold taken care of yet.

- 7) We had two tree stumps removed. We have funds to fix the fence that was damaged during storms. That work was approved. We also have funds for bulletin board corkboard replacement. Bay Area will be taking care of that. Some driveway partition walls need replaced. Using concrete will be very expensive. We can also use hardy board. We will need to decide which one to proceed with. We believe we have funds to do all this work. We will be getting additional bids for the partition walls in both siding and concrete.
- 8) We had three awnings that became disconnected from posts from hurricane. Bay Area has fixed all three of them.

F. COMMUNITY ISSUES:

- 1) We need to get a list of all renters and get background checks for everyone living in a unit.
- 2) Fire department was on site doing test runs in our community. He stated that the stone rocks on LPC causes difficulty to get their truck through. We need to look into possibly removing those rocks to make this area more accessible. We will start looking into how best to address this.
- 3)

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 January 31. Master has \$57,415 in Operating and \$79,816 in Reserves. LP1 has \$29,667 in Operating and \$37,180 in Reserves. LP2 has \$21,737 in Operating and \$42,911 in Reserves.
- 2) January all fees go up for Ameritech. We saw an 8% increase. Also, the blanket charge was increased from \$125/mo to \$135/mo. Admin copy charges are being done based on 91 units. We only have 90 units. Ronny will look into it.
- 3) We received two annual notice mailing charges. The first one was for incorrect maintenance fee amounts. We should only be charged for the second correct one. We are seeing a 1<sup>st</sup> Year Setup Charge every year. Why is this hitting every year instead of just first year? Also, we pay an annual website hosting fee. This year was a 25% fee increase. Ronny said it was to cover the new laws requiring all quotes/etc be published on LP website.
- 4) We had an \$800 payment of Alvarez Plumbing that is recorded in the incorrect budget line. This needs updated.
- 5) Vendor A to Z sent us an invoice in July 2024 for the fire extinguisher inspections. It was just paid in January 2025. Why the long delay? And if the charge was put in Admin account.
- 6) We had \$150 in LP1 of application fees. LP2 had division fees but not LP1. We need to know what that is and why was LP2 only charged and not LP1. Along with

Ameritech increases, we also saw increase in fees from lawn service by \$345/month. We need to get a list of all vendor contracts and any annual increase cap amounts so we can budget accordingly. Cori asked Ronny to look into why there's a -\$450 in deferred maintenance. He will investigate.

#### H. MANAGERS REPORT:

- 1) Alvarez Plumbing said they would get Ronny a quote for the backflow. Still have not received it.
- 2) The company that offered to repair the backflow is looking into the repairs and will let Ronny know if they can repair it or not. They did confirm that the warranty on the repair and for labor and parts is for one year. So we will have to decide on if we want to go the route of a repair with 1 year warranty or a full replacement with a much longer lifespan. Ronny is getting pricing for both.
- 3) Fining committee – Ronny has the fining procedures which have changed from last year. If violation hasn't been resolved after 14 day after the second out of compliance letter it can go to the Fining Committee. Prior to Fining meeting, the committee should check the day before to confirm if the violation was fixed. If not they will make the decision on whether to allow the fine, postpone, or waive it. A third notice would then go advising of fine amount determined by fining committee and effective date. The fine would be due 5 days after date of fining notice. Must have at least 3 members on committee. Ronny is going to meet with the fining committee to get them up to speed on procedures and will meet with Mickey to go over current violations and their status.
- 4) We need a plan for storm damages since insurance won't cover. Ronny stated either we have to get a loan or a special assessment. We need to have a special meeting to discuss this once we get all of the financials down for these two options. We should look at the costs per phase (LP1 & LP2). This discussion was tabled for next meeting.
- 5) Ronny contacted all primary vendors about gate code change and supplied them with the new info. On March 1(or perhaps a couple days after), the old code will be removed from gates.

#### I. OLD/NEW BUSINESS:

- 1) No vendor updates or sales/rental applications

#### J. OPEN FORUM:

- 1) Stalin asked if he can do touch up paint around the baseboard. It's just a small area. This should be fine. Kimberly said she can supply him some matching color touch up paint.

#### K. MEETING ADJOURNMENT: Meeting was adjourned at 8:34 P.M.

Next meeting date: March 20, 2025. Location: Town and Country Regional Public Library on 2nd floor conference room at 6:30pm – 7606 Paula Dr. #120, Tampa, FL 33615.