

LAKE PLACE CONDOMINIUM, INC – 2025 ANNUAL MEETING MINUTES –
www.lakeplacecondo.org

DATE: Thursday, January 23, 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 6:39 P.M. A quorum of more than half of homeowners was not established with all board members present.

- A. Meeting held to elect new Board directors. No additional applications submitted other than the following four. President: Kimberly Nix, Vice President: Barbara Delaney, Treasurer: Cori Dodge, Secretary: Mickey McCommons.
- B. Proof of notice was mailed on January 9, 2025.
- C. We do not have the annual meeting minutes from last year, so we will waive that for the next annual meeting.
- D. Candidates did agree to abide by the terms of Director policies.
- E. There are no officer or committee reports for the annual meeting.
- F. We have requested Ronny to get the annual meeting minutes from last year.

Annual meeting adjourned at 6:48P.M.

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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 6:54 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 a board member. However, you do not need to be on the board to be able to help us with various tasks.
 - 2) The dues increased from \$544 to \$561 in LP1 and from \$495 to \$549 in LP2. The reason for the larger increase in LP2 dues is due to that phase not having their reserves fully funded as is required by HOA laws.
 - 3) Pool deck and pool refinishing will be complete next Monday, January 27. We have supplied pool cleaning vendor Triangle all info and work required to validate the 10-year warranty. Sharper Image Pools who did the refinishing said they cannot cut the existing doors for bathrooms and storage as they are not wood. We will need to purchase new doors and Sharper Image will handle cutting them to size and installing them. Once we get doors we will look at replacing the bathroom toilets to make them higher up.
 - 4) Yellowstone landscaping contract auto-renewed and increased by 3%. We were not aware of this but it is in the contract. We will be able to cover it in the budget. Kimberly spoke to the head of the landscaping company and addressed our issues we have with them or we will have no choice to look for another landscaping vendor.
 - 5) Gate code letter has not gone out yet. Ronny will send out the gate code change letter (email and mail) with an effective change date of 3/1/25.
 - 6) We have some minor fixes and repairs for Bob Kelly to take care of. A new bollard, the spring on both gates (main entry and pool), new fire extinguisher boxes, replacement of mirrors and north entry and no parking painted on cul de sac on LPC. Ronny said he is working with Bob to get these done and will tell him to do whatever he can not and not wait to do everything at once when he has all materials.

- 7) We have fence damages from hurricane on main perimeter fence and pool fence. We need Danielle fencing to come out to make these repairs. This is a safety concern and needs to be dealt with immediately.
- 8) We have one more water intrusion at 6918 LVC that we have funds to fix. We will have Bay Area start that work,
- 9) All residents living in properties need background checks but we have several who have not completed them. We asked Ronny to check certain units to confirm who is living there and confirm. Ronny will also set aside time to discuss how to access info in CINC.

F. COMMUNITY ISSUES:

- 1) We cannot do anything with violations. We are not seeing follow up emails go out to those who have not resolved their violations. We need to send the second at 14 days after first. However, since second violation are not being sent out, we end up having to start the whole process again. At the end of the second 14 day period we can send them to the Fining Committee to make final approval to charge homeowner for violation. We want to ensure we stay on track with the dates so we can properly take these to Fining Committee.

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 December 31. Master has \$44,697 in Operating and \$72,902 in Reserves. LP1 has \$33,594 in Operating and \$37,180 in Reserves. LP2 has \$22,659 in Operating and \$42,911 in Reserves.
- 2) We started off 2024 with a \$30K shortage due to increase in insurance we did not budget for. However, through savings elsewhere we ended up just \$11K short.
- 3) LP1 ended year with \$15K. LP2 ended with \$17K which will roll over to 2025.

H. MANAGERS REPORT:

- 1) Alvarez Plumbing still hasn't supplied a new quote for the water backflow repair. We did get another quote from Specialty Builders and Developers. Their quote is only \$14K as they say they can just repair and not replace. We need to decide if we want to spend extra to get it replaced to ensure it lasts long than a repair that may not last long. Ronny will confirm with vendor if just a repair will bring it up to code.
- 2) Insurance adjuster was out to assess damage from hurricane. We are waiting to get the results from all units. The insurance company will work to organize the info into an easier format that mentions addresses.
- 3) Gate has been repaired and put back on track. However, north gate has an intermittent issue. A quote was provided to run new wire that was submerged in water. Cost is \$580. Ronny will send the quote to board.

- 4) Ronny checked with the warranty for the roof repairs from GAF. He is waiting to hear back from them on the warranty status so we can pay Watertight.

I. OLD/NEW BUSINESS:

- 1) We received one sales and one rental application. Ronny is doing background check and will send info to board once complete. We have a new ARC request. It was previously approved by a past board but the board asked for them to send us that request so current board can confirm it is ok to go.

J. OPEN FORUM:

- 1) A homeowner stated that 6925 LPC regularly blows leaves into the lake. We have multiple violations sent for them already. She asked if the blowing leaves is a violation. Ronny said he will send a second letter out to them listing the amount they will be fined daily if violations are not fixed. If not it will go to fining committee.
- 2) Another homeowner at 6929 LPC is having a difficult time paying online. Ronny will work with them to get them access.

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

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