

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
MARCH 19, 2003
MINUTES**

CALL TO ORDER

There being a quorum of directors present in accordance with the Bylaws of the Association, the Regular Session Board of Directors Meeting was called to order at 7:05 p.m. by Board President, Marilyn Dupree.

DIRECTORS PRESENT

Marilyn Dupree
De McMahon
Elsbeth Erler
Barbara Miller
Ginger Cameron

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
2 Homeowners

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of March 19th, 2003 were submitted for review.

Resolution: To accept the Minutes from the March 19th, 2003 Board of Directors meeting with the following corrections:

Under Tree Replacement Plan, the resolution should read: To follow the recommendations of the plan and purchase 40 new trees at a cost not to exceed \$3,200.

Under Landscaping Report a resolution was made to make available the monthly budgeted amount of \$350.00 to the landscaping committee to use at their discretion.

Motion: Miller
Second: Dupree

The motion carried unanimously.

FINANCIAL REPORT

The approval of the financial statement for the month ending February 28, 2003 was tabled until the April meeting.

REPORTS

Customer Service Report

The customer service report items were reviewed and discussed.

Management Report

The management report was reviewed and filed. Management noted that payment for the yearly rental of the room that the boards of directors meetings are held in needs to be paid. Management also requested reimbursement for \$42.50 for the March meeting room rental paid by Susan Mangan.

Resolution: To approve reimbursement payment to Susan Mangan for the room rental for the March 19, 2003 meeting in the amount of \$42.50.

Motion: Dupree

Second: Eler

The motion carried unanimously.

Landscape Report

The landscape walk-through from February was cancelled due to rain.

Security Report

There was no security report this month. Management to contact San Diego Patrol and request they send reports on a regular basis.

Utility Report

The utility report was reviewed and filed.

OLD BUSINESS TO COME BEFORE THE BOARD

Paving

Management informed the board that a meeting would take place on April 8th, 2003 to determine the specifications. Three paving companies were invited to attend. Proposals will be available at the May board meeting.

Railings for staircase

The bid to install railings on both sides of the new staircase had not been received as of the date of this meeting.

Resolution: To allow management to approve up to \$800.00 for the installation of handrails on the staircase leading to Cargill. The railings will include "skate stops".

Motion: McMahon
Second: Miller
The motion carried unanimously.

CC&R's/Bylaw Revisions

It was determined that the revised documents will be distributed to all owners no later than 4/21/03. The attorney will be present at the annual meeting to answer any questions on May 21, 2003. Ballots will be due back to management no later than 5/30/03.

NEW BUSINESS TO COME BEFORE THE BOARD

Fire at 7951 Playmor Terrace

Management recapped for the board the events of the fire and the meetings with the insurance company. Management was instructed to follow the guidelines from the insurance company in regards to the scope of work to be done and the selection of the contractor that will be doing the work.

Resolution: To accept the contractor to do all repairs resulting from the fire that Fireman's Fund recommends after management reviews proposals.

Motion: Dupree
Second: Cameron
The motion carried unanimously.

NEXT BOARD MEETING

The next Board of Directors meeting is scheduled for Wednesday, April 16th, 2003, at 6:30 p.m.

ADJOURNMENT

There being no further business to come before the Board of Directors, the Regular Session Meeting was adjourned at 8:05 p.m.

SIGNED

DATED