

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
JUNE 18, 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 7:03 p.m. by Board President, Marilyn Dupree.

DIRECTORS PRESENT

Marilyn Dupree
Ginger Cameron
Elsbeth Erler
De McMahon

DIRECTORS ABSENT

Barbara Miller

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
1 homeowner.

RECONVENED ANNUAL MEETING

A quorum was established with 25% of the members in person or by proxy. The following is the results and the board members for the upcoming year:

Marilyn Dupree
Elsbeth Erler
De McMahon
Ginger Cameron
Barbara Miller

The board positions will be determined when the full board is present at the July meeting.

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of April 16th, 2003, were submitted for review and approval.

Resolution: To accept the Regular Session Meeting Minutes of April 16th, 2003 as submitted.

Motion: Cameron

Second: Miller

The motion carried unanimously.

FINANCIAL REPORT

A. Approval of Financial Statement Ending May 31st, 2003

The approval of the financial statement ending May 31st, 2003 will be tabled until Treasurer Barbara Miller reviews.

REPORTS

A. The following reports were reviewed and filed:

- Customer Service Report
- Landscape Report
- Security Report
- Utility Report

B. Management Report

The Management report was reviewed and the following are action items:

1. Management to obtain a bid from ResCom to replace the entire fence at Ginger Cameron's unit
2. Management to send a letter to 3934 Via Tranquilo regarding walking dogs in the common area without a leash.
3. ResCom to be notified two pole lights are flickering at 8096 and 8054 Tranquil.

OLD BUSINESS TO COME BEFORE THE BOARD

A. Paving Bids

The two bids received were reviewed and discussed by the board. Management to confirm with National Paving the areas they propose to replace the asphalt and to provide the third bid at the July board meeting.

B. CC&R's/Bylaws Revisions

Management reported the total count of returned ballots was only half of what is needed to pass the revisions and that the deadline date should be extended.

Resolution: To extend the deadline for turning in the ballots to August 31, 2003.

Motion: Dupree
Second: McMahon

The motion carried unanimously.

NEW BUSINESS

A. Homeowner request for Tree Removal

The owner of 7988 Playmor Terrace is requesting a tree in front of her unit be removed as the roots are lifting her patio area. The board determined that the landscapers should inspect on the walkthrough to be held on June 26, 2003 before a decision is made. The owner will be notified.

NEXT BOARD MEETING

The next Board of Directors meeting is scheduled for Wednesday, July 16, 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 8:30 p.m.

SIGNED

DATED