

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
AUGUST 20, 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 7:00 p.m. by Board President, Marilyn Dupree.

DIRECTORS PRESENT

Marilyn Dupree
De McMahon
Barbara Miller

DIRECTORS ABSENT

Ginger Cameron
Elsbeth Erler

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
2 homeowners

APPROVAL OF MINUTES

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

Resolution: To accept the minutes of the July 16th, 2003, as submitted with the following corrections:

Under New Business, Item B should read pool plaster staining/dicoloration.

Motion: Miller
Second: Dupree
The motion carried unanimously.

FINANCIAL REPORT

The preliminary financial statement ending July 31st, 2003, reflected \$3,902.79 in the operating account, accounts receivable had \$4,174.99, there was \$40,002.42 in the damage to the building/insurance payment fund, and \$374,434.21 in the reserve account. The total assets for the Association are

\$420,224.31. It was determined to table approval of the preliminary financial statement month ending July 31st, 2003, until Ginger Cameron, Board Treasurer, can review.

REPORTS

A. Customer Service Report

The Customer Service report was reviewed and it was noted on work order 53034 that Pac West cannot trim back the branches that are hanging over the fence into the pool area at the West pool, as they are large pieces of trunk and must be removed by the tree trimmers when they are on the property.

B. Management Report

Under Item No. 115, tree removal/trimming, it was noted that there are five (5) trees and one (1) large root in the common area that need to be removed. Management to correct that number with Green Brier Tree Service. It was also noted that there are 86 approvals as of 7/24/03 leaving 34 votes needed to pass the revisions of the CC&R's. Management to send another letter and ballot to those owners who have not submitted their vote and provide Marilyn Dupree with a list of onsite owners that have not voted.

The paving of the complex, Item No. 45, all the words concrete in that section need to be changed to asphalt and also correct the line item of 10/30/2002 that says the carport areas were completely re-asphalted. That should read the parking spaces, not the carport areas and concrete should be in replacement of asphalt.

Maintenance Walk-through Report

The Maintenance Walk-through report of July 31st, 2003, was reviewed. There are numerous trip hazards throughout the complex. Rescom provided a proposal to grind out all trip hazards in the sidewalks and walkways throughout the complex for a total cost of \$1,256.00.

Resolution: To accept the proposal from Rescom in the amount of \$1,256.00 for one 8-hour day with two men and rental of the machine to grind the concrete.

Motion: Miller

Second: McMahon

The motion carried unanimously

Rescom provided a proposal of \$1,300.00 per fence to replace a total average size patio fence.

Resolution: To replace Unit 111 McMahon/Robins unit at a cost not to exceed \$1,300.00.

Motion: Miller
Second: McMahon
The motion carried unanimously

It was also noted Management will provide pictures of the different types of light covers available for walkway lights.

Violation Log

The violation log for the past 30 days was reviewed and filed.

Landscape Committee Report

The following reports were reviewed and filed:

- Landscape Committee Report
- Security Report
- Utility Report
- AMP Report.

OLD BUSINESS TO COME BEFORE THE BOARD

A. Paving Proposals

Marilyn Dupree and Barbara Miller met with the representative from National Paving, Mr. Rick Munchie, and went over their proposal, each line item by line item to ensure all the areas were included. They also requested additional proposals for removing and replacing asphalt in two additional carport areas where tree roots need to be removed. This is next to and around the 7932 and 7902 buildings at a cost of \$838.00.

Resolution: To accept the proposal from National Paving to remove and replace asphalt in 2 additional carport areas. These areas were not indentified on original paving proposal. The total cost for this is \$838.00

Motion: Miller
Second: McMahon
The motion carried with Miller and McMahon in favor and Dupree opposed.

Presented from National Paving also is a bid to remove and replace damaged or broken concrete in four (4) additional areas, and install a new sidewalk in four (4) additional areas, approximately 422 square feet of concrete. All of these areas will be saw cut out and tree roots will be removed at a total cost of \$4,686.00.

Resolution: To accept the proposal in the amount of \$4,686.00 to do the above referenced work.

Motion: Miller
Second: McMahon
The motion carried with Miller and McMahon in favor and Dupree opposed.

After meeting with Rick Muncie from National Paving and reviewing the entire proposal, Ms. Miller and Ms. Dupree recommend the board to accept their proposal as presented.

Resolution: To accept the proposal from National Paving Company for the labor, material, tools to perform as outlined on Proposal #6685 dated 5/13/03 in the amount of \$78,786.00.

Motion: Dupree

Second: Miller

The motion carried unanimously

This work will be scheduled for the end of October or beginning of November.

B. Satellite Dish Installation Guide

This item was tabled until the next board meeting.

C. Pool Plaster Discoloration

Per the Board's direction, Management met with the owner of Gardener Pool Plastering and showed him the areas in the east pool that appear to be discoloring. The owner of Gardener Pool Plastering determined that there is something in the water and he took a sample of the water and had it tested. The test results showed high levels of copper in the water and, therefore, discoloring portions of the pool where the water is pumped into the pool. The discoloration is very prominent. The discoloration can be removed by doing an acid wash sometime this winter and Management sent his report and findings to the pool service so they could correct this immediately.

NEW BUSINESS

A. Year End Audit and Taxes

The 2002 Year End Audit and Taxes were submitted for Board review.

Resolution: To approve both the Year End Audit and Taxes for the year 2002.

Motion: Dupree

Second: McMahon

The motion carried unanimously

New Signs for Pool Area

This item will be tabled for the September board meeting.

ADJOURNMENT

There being no further business to come before the Board of Directors, the Regular Session Meeting was adjourned at 8:45 p.m.

SIGNED

DATED