

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
OCTOBER 15, 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
Ginger Cameron
Elsbeth Erler

DIRECTORS ABSENT

None.

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
1 homeowner

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of September 17th, 2003, were submitted for Board review and approval.

Resolution: To accept the minutes of the September 17th, 2003, as submitted.

Motion: Miller
Second: McMahon

The motion carried unanimously.

FINANCIAL REPORT

The July 31, 2003 and August 30, 2003 financial reports were reviewed by board treasurer Ginger Cameron (tabled last month).

Resolution: To accept the July and August 2003 financial reports as submitted.

Motion: Cameron

Second: Miller

The motion carried unanimously.

The preliminary financial statement ending September 30th, 2003, reflected \$-48,240.81 (management explained why the balance was showing in the negative) in the operating account, accounts receivable had \$4,185.00, there was \$40,002.42 in the damage to the building/insurance payment fund, and \$375,821.43 in the reserve account. The total assets for the Association are \$371,768.04.

It was determined to table approval of the preliminary financial statement month ending 9/30/03 until Ginger Cameron, Board Treasurer, can review.

REPORTS

A. Customer Service Report

The Customer Service report was reviewed and filed.

B. Management, Maintenance and Violation Reports

Items completed and those in progress were reviewed and noted.

C. Landscape Report

The September 25, 2003 report was reviewed and filed.

It was determined that Ms. Miller, Ms. Dupree and Ms. Erler will review where the placement of the new trees should be located and report back to the board.

D. Security Report

The reports submitted by San Diego Patrol were reviewed.

E. Utility Report

The utility report was reviewed and filed.

OLD BUSINESS

A. Satellite Dish Installation Guide

As there have been many revisions to this policy management was asked to summarize all of the revisions into a guideline that can be published. This will be on the November agenda for review.

NEW BUSINESS

A. Replacement of the Trellis at Both Pool Areas

The bid provided by ResCom Services was reviewed. It was determined to table this item until management obtained additional bids.

B. Cleaning of Roof Gutters and Down Spouts

ResCom submitted a proposal to clean out all gutters and downspouts in the amount of \$6,678.00. It was noted this is the same cost as last year.

Resolution: To accept the proposal from ResCom in the amount of \$6,678.00 to clean the gutters and downspouts of all debris, re-set any gutters that have come loose and replace screens where necessary.

Motion: Miller
Second: Cameron
The motion carried unanimously.

C. Architectural Requests – 3912 Via Tranquilo

The owner submitted a request for approval to install a self-contained, above ground spa on their patio.

Resolution: To approve the request from 3912 Via Tranquilo to install a spa on patio.

Motion: Miller
Second: McMahan
The motion carried unanimously.

D. Architectural Request – 3904 Via Tranquilo

The owner submitted a request for approval to install a self-contained, above ground spa on their patio.

Resolution: To approve the request from 3912 Via Tranquilo to install a spa on patio.

Motion: Miller
Second: McMahan
The motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board of Directors, the Regular Session Meeting was adjourned at 8:37 p.m.

SIGNED

DATED