

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
JANUARY 21, 2004
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 7:10 p.m. by Board President, Marilyn Dupree.

DIRECTORS PRESENT

Marilyn Dupree
Barbara Miller
De McMahon
Elsbeth Erler

DIRECTORS ABSENT

Ginger Cameron

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
Anthony Donofrio

HOMEOWNERS FORUM

Mr. Donofrio was present to request that the Association reimburse him \$674.34, which is the calculated amount they estimated they are due because there was a hot water line leak in their unit. They feel that was the cause for their gas bill to increase significantly from a period of June 1999 to March 2003. The Donofrio's reported to management that they suspected there was a leak in the pipes in August of 2002. Management sent Walter Anderson Plumbing to inspect and a small hot water line leak was found. The hot water lines were rerouted and all work was completed on September 10, 2002.

Resolution: To deny the Donofrio's request for reimbursement in the amount of \$674.34, as the Board did not feel the amount requested was warranted, nor did any of the information submitted substantiate this request.

Motion: Dupree
Second: Miller
The motion carried unanimously

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of November 19th, 2003, were submitted for Board review and approval.

Resolution: To approve the Regular Session Meeting Minutes of November 19th, 2003 as submitted.

Motion: Miller

Second: Dupree

The motion carried unanimously.

FINANCIAL REPORTS

The financial statement for the month ending November 30th, 2003 and the preliminary financial statement for the month ending December 31st, 2003, were tabled until the Board Treasurer, Ginger Cameron can review.

REPORTS

The following reports were reviewed and filed:

Customer Service Report

Management Report

Maintenance Report

Violation Log

Landscape Report

Security Report

OLD BUSINESS TO COME BEFORE THE BOARD

A. Satellite Dish Installation Guidelines

The final revised Satellite Dish Installation Guidelines that were adopted on November 16th, 2003 will be sent to the Association's attorney for review before being distributed to the membership.

B. Replacement of Pole and Carport Lights in the Complex

Rescom provided a sample of a carport light fixture for the Board to review. It was determined that additional information and samples are needed, management to ask Rescom to provide.

C. Paving Project

The removal of tree roots and grounding out of asphalt has not been completed. Management expressed concerns and/or problems that have occurred noting that the first phase of the work took four trips to the property instead of two as the contract stipulated. Thirteen cars had to be towed at a cost of \$25.00 each, and many of the areas that needed the tree roots removed were not done until it was pointed out to them that they had been excluded. Management will contact National Paving and set up an immediate walk-through to discuss the Board's concerns with them.

NEW BUSINESS TO COME BEFORE THE BOARD

A. Damage Foundation at 7982 Playmor Terrace

Management received a letter and phone call from a potential buyer of 7982 Playmor Terrace and was informed that it was discovered there is cracking and separation to the foundation of this unit. There is a 15-foot crack in the middle of the master bedroom through the wall to the second bedroom. The owner is requesting that the Association repair the unit as soon as possible so it does not hold up his process of selling the unit. The Board instructed management to contact an engineer and/or construction company to find out what is causing the problems and to also get recommendations for repairs.

B. Association Web Site

In preparation to launch the Web Site the Board determined which items would be put on the Web Site for the membership to review.

EXECUTIVE SESSION SUMMARY

Preceding the Regular Session Meeting, an Executive Session Meeting took place to discuss delinquencies in accordance with Civil Code 1363.05(c).

NEXT BOARD OF DIRECTORS MEETING

The next meeting is scheduled for Wednesday, February 18th, 2004 at 7:00 p.m. at the Doyle Park Recreation Center.

ADJOURNMENT

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

SIGNED

DATED