

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
MARCH 17, 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 7:15 p.m. by Board President, Marilyn Dupree.

DIRECTORS PRESENT

Marilyn Dupree

~~Barbara Miller~~ Absent

Ginger Cameron

Elsbeth Erler

DIRECTORS ABSENT

De McMahon

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
3 Homeowners

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of February 18th, 2004, were submitted for review and approval.

Resolution: To approve the Regular Session Meeting Minutes of February 18th, 2004, as submitted.

Motion: Erler

Second: Cameron

The motion carried unanimously.

FINANCIAL REPORTS

The February 29th, 2004, preliminary financial statements were reviewed.

Resolution: That the financial statement and bank reconciliations dated February 29th, 2004, be approved as present. The statement reflects \$938.96 in the operating account and \$331,831.39 in the reserve account making total cash assets \$338,775.35. In reflects a

year to date net equity decrease of \$48,152.98 and year to date reserve funding of \$13,205.37 as compared to the budgeted amount of \$47,259.00.

Motion: Cameron
Second: Dupree
The motion carried unanimously

REPORTS

The following reports were reviewed and filed:

Management Report
Customer Service Report
Violation Log
Landscape Report
Security Report
Utility Reports

It was noted that a homeowner has requested that the weeds be removed from the cracks in the sidewalk and also a letter sent to 7993 Tranquilo to remove a large box in the carport area.

OLD BUSINESS TO COME BEFORE THE BOARD

A. Slab Damage at 7982 Playmor Terrace

Management reported that Hoskin Engineering reviewed the foundation plans and documents pertaining to any past foundation repairs. He also performed the test that measures the elevation levels of the slab and found all to be in line with the age and placement of the building. This foundation plans also noted that the unit is not sitting on expensive soil. Mr. Hoskin's believes that the crack was either due to natural movement of the building and/or a large tree root. His repair suggestions are to fill the crack with epoxy and then the replace the flooring over that.

Resolution: To accept the repair recommendations from Hoskin Engineering and to have Rescom seal the slab.

Motion: Cameron
Second: Erler
The motion carried unanimously

B. Paving Project

The Board discussed the inadequate and incomplete job National Paving has done thus far. The Association's attorney determined that the Association could contact another contractor and ask if they would be willing to step in and complete the project from this current date on. The attorney did caution that there may be trouble with warranty issues if two different contractors have performed the work, and that he would recommend the Association find a paving company that would be willing to do that prior to any other actions being taken. Management was instructed to contact some other paving companies to see if they would be interested in the work and will report back at the April board meeting.

C. Proposals to Renovate the Trellises at Both Pools

The three bids that were received were reviewed and discussed. The proposal from John Wayne Construction, in the amount of \$17,964.00, which includes replacement of both trellises, replacement of the outdoor sinks and cabinets at both pools, demo the existing materials, install new light fixtures under trellis and in the sink area, and also install a new shade cloth over both trellises. The Board discussed a couple of issues they want included in the contract before signing it and management will contact John Wayne Construction and have those issues added and then pass to the Board for signature.

Resolution: To accept the proposal from John Wayne Construction with the noted additions to the contract in the amount of \$17,900.00.

Motion: Cameron

Second: Eler

The motion carried unanimously

It was also noted to have both pools acid washed when the trellis work is finished.

NEXT BOARD OF DIRECTORS MEETING


The next Board of Directors meeting is scheduled for Wednesday, April 21st, 2004, at 7:00 p.m. at the Doyle Recreation Center.

EXECUTIVE SESSION SUMMARY

Preceding the Open Session Meeting, an Executive Session Meeting took place to discuss delinquencies per Civil Code 1363.05(c).

ADJOURNMENT

There being no further business to come before the Board of Directors, the Regular Session Meeting was adjourned at 8:30 p.m. by Board President, Marilyn Dupree.



SIGNED

4-21-04
DATED