

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
AUGUST 18, 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
Stephanie Wuerz
Ginger Cameron
Elsbeth Erler
Diana Sun

DIRECTORS ABSENT

There were no absent Directors.

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
1 Homeowner

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of July 21, 2004, were submitted for Board review.

Resolution: To approve the Regular Session Meeting Minutes of July 21, 2004, as submitted.

Motion: Cameron
Second: Wuerz
The motion carried unanimously.

FINANCIAL REPORTS

The financial statement and bank reconciliation for the month ending June 30, 2004 was tabled until the Treasurer can review. This will be approved at the September Board meeting.

REPORTS

The following reports were reviewed and filed:

Management Report

- a. National Paving will be contacted to add the removal of asphalt covering the sewer drain-out plugs.
- b. The tree replacement plan – it was determined to table purchasing any new trees due to budget restraints.
- c. Management was also asked to contact security companies to inquire as to how their services would be to have one full-time guard on property, eight hours per day. Management reported two (2) companies were contacted and the approximate cost for services for a full-time person would be \$900.00 per week. The Board determined to table this matter due to budget restraints.

Customer Service Report:

Violation Log

Landscape Report

Maintenance Report

Security Report

Utility Reports

OLD BUSINESS TO COME BEFORE THE BOARD

A. Paving Project

Management met with National Paving and the company hired to re-stripe the parking spaces. The following items still need to be corrected:

1. Cement wheel stops need numbers painted on them.
2. All the broken cement stops must be replaced.
3. Many of the wheel stops need to be realigned, as they are not positioned correctly.
4. Some spaces will need to be re-striped because the size or location is incorrect.
5. Cross walks need to be marked as such the X's were left off of the striping.
6. Management obtained a list of all the deeded parking spaces and has filled out a map, forwarded to National Paving.

B. Management Contract

The Board reviewed the updated management contract between Playmor Terrace and Merit Property Management.

Resolution: To approve the management contract as presented, dated August 4, 2004.

Motion: Sun

Second: Cameron

The motion carried unanimously.

C. 8008 Camino Tranquilo – Request for a sidewalk

Management, ResCom, and Board members looked at the area in question to determine if stepping-stones could be installed in place of a concrete sidewalk. It was noted that because the

area is sloped, the only way that stepping-stones could be installed would be to level the entire area out and then install a barrier to prevent water and dirt from flowing downward.

Resolution: To table this item and inform the homeowner that the Association will paint red curbs in the entire area in front of their unit but cannot install a sidewalk at this time due to budget and design problems.

Motion: Wuerz
Second: Dupree
The motion carried unanimously.

D. New Pole Lights

The proposal from ResCom to install five (5) new pole lights in the common area was reviewed. This includes replacing the current globes with lantern style globes. The proposal was signed and approved.

NEW BUSINESS TO COME BEFORE THE BOARD

A. Cathodic Protectors Proposal

Ben Cor submitted a proposal to install all new Cathodic Protectors underneath the buildings. They expect all of the current devices to have total failure within two (2) years and recommend replacement of all of them at this time, for a cost of \$25,800.00.

Resolution: To table this matter due to budget restraints and replace the Cathodic Protectors on an as needed basis.

Motion: Wuerz
Second: Sun
The motion carried unanimously.

B. Landscaping Proposal

The Board reviewed the proposal presented for a new landscaping service.

Resolution: To accept TruGreen Landcare's proposal for landscaping services and to terminate PacWest Landscape. TruGreen affective date would be October 1, 2004.

Motion: Sun
Second: Wuerz
The motion carried unanimously.

C. Year End Audit

Resolution: To approve the 2003 – 2004 Year End Audit and Taxes as presented.

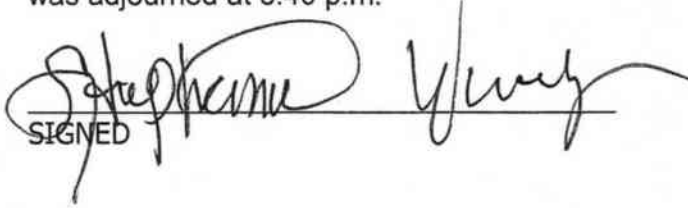
Motion: Dupree
Second: Cameron
The motion carried unanimously.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting is scheduled for Wednesday, September 15, 2004, at 7:00 p.m. at the Doyle Recreation Center.

ADJOURNMENT

There being no further business to come before the Board of Directors, the Regular Session Meeting was adjourned at 8:40 p.m.


SIGNED _____

9-15-04
DATED _____