

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
OCTOBER 20, 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 6:55 p.m.

DIRECTORS PRESENT

Marilyn Dupree
Stephanie Wuerz
Elsbeth Erler
Diana Sun

DIRECTORS ABSENT

Ginger Cameron

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.

HOMEOWNERS FORUM

There were no homeowners present.

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of September 15, 2004, were submitted for Board review and approval.

Resolution: To accept the Regular Session Meeting Minutes of September 15, 2004, as presented.

Motion: Sun

Second: Erler

The motion carried unanimously.

APPROVAL OF FINANCIALS

The preliminary report for the month ending September 30, 2004 was tabled, as the final statement has not been received.

REPORTS

A. Management Report

Management was asked to have Rescom remove the motion sensor light above the front door at 8094 Camino Tranquilo. The written management report was reviewed and filed.

B. Customer Service Report

The customer service report was reviewed and filed.

C. Violation Report

The violation log was reviewed and several items were noted that need follow up action.

D. Landscape Committee Report

The new landscaping company, TruGreen, submitted their initial report.

E. Maintenance, Security and Utility Reports

These reports were reviewed and filed.

OLD BUSINESS TO COME BEFORE THE BOARD

A. Paving Project

Management met with the sub-contractor that National Pave had hired to do the repainting of the parking lines and numbers. A map, along with step-by-step directions, was given to them. Also noted was a total of 15 new wheel stops need to be installed. They have been ordered and as soon as they arrive Management will set up a date to have them installed and the rest of the striping work completed.

B. Trellis at the Pool Area

The Board reviewed the punch list that Jon Wayne Construction had completed. The new electrical boxes, as well as the light fixtures, still remain to be done. Management requested a revised proposal to do this work but has not received it as of October 14th. Management will contact Jon Wayne again to get this work completed.

C. Removal (of Out Lookers) on Facial Boards

Per the Boards request, Management contacted Rescom to clarify their bid to remove the extra foot and a half of wood that sticks out of the fascia boards on some of the buildings. The total cost would be \$310.00 per building. It was determined to table this item for now.

D. Extension of Barricade Fence

The proposal to add an additional 15 feet of fencing to the area near 7192 Playmor Terrace was reviewed.

Resolution: To approve the proposal, in the amount of \$365.75, to extend the fencing next to 7192 Playmor Terrace.

Motion: Sun
Second: Wuerz

The motion carried unanimously.

NEW BUSINESS TO COME BEFORE THE BOARD

A. Tree Trimming Proposal

The Board reviewed a proposal from Tru-Green Landscape to trim and remove trees they felt needed to be done at this time. The total cost for this work is \$5,480.00. It was determined to not have Item H and Item I on the bid done, which would bring the total cost of the bid to \$5,130.00.

Resolution: To approve the tree-trimming bid in the amount of \$5,130.00 which includes the removal of Item H and Item I.

Motion: Sun
Second: Eler

The motion carried unanimously

B. Annual Rye Seed Proposal

Tru-Green submitted a proposal to scalp all lawn areas and apply 50lb bags of rye seed to the lawn areas. Total cost for this project is \$517.00.

Resolution: To accept the proposal from Tru-Green Landscape in the amount of \$517.00 to scalp all lawn areas and apply 50lb bags of rye seed.

Motion: Eler
Second: Wuerz

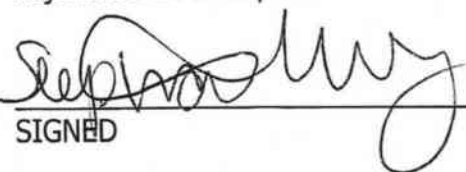
The motion carried unanimously.

NEXT BOARD OF DIRECTORS MEETING

The next Board of Directors meeting is scheduled for Wednesday, November 17, 2004, at 7:00 p.m.

ADJOURNMENT

There being no further business to come before the Board of Directors, the Regular Session Meeting was adjourned at 8:15 p.m.


SIGNED

11-17-04
DATED