

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

DIRECTORS PRESENT

Marilyn Dupree
Diana Sun
Stephanie Wuerz
Elsbeth Erler

DIRECTORS ABSENT

Ginger Cameron

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
3 Homeowners

HOMEOWNERS FORUM

The Board and homeowners present discussed several landscaping and maintenance issues.

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of October 20, 2004, were submitted for Board review and approval.

Resolution: To approve the Regular Session Meeting Minutes of October 20, 2004, as submitted.

Motion: Dupree

Second: Wuerz

The motion carried unanimously.

FINANCIAL REPORTS

A. Financial Report and Bank Reconciliation for the month ending September 30, 2004.

Resolution: To accept the September 30, 2004 financial statement and bank reconciliation as submitted. As of September 30, 2004 the association accounts included \$774.79 in the operating fund, and \$287,679.59 in the reserve account, making total assets \$288,866.90. The September 30, 2004 Report also reflected a YTD net decrease of \$4,599.87 in a YTD reserve funding of \$1,585.84 as compared to the budgeted amount of \$21,004.00

Motion: Wuerz
Second: Sun
The motion carried unanimously

REPORTS

The following reports have been reviewed and filed:

- Management Report
- Customer Service Report:
- Violation Log
- Landscape Report
- Asset Management Report
- Security Report
- Utility Reports

OLD BUSINESS TO COME BEFORE THE BOARD

A. New Trellises

Several items have still not been completed at both pools. Merlyn Dupree is currently working with John Wayne construction to select the new light fixtures and approve the revised bid to bring the electrical boxes up to code.

NEW BUSINESS TO COME BEFORE THE BOARD

A. Landscaping Proposal

TruGreen provided a proposal to install 2 -15 gallon variegated Pittosporum shrubs to extend the existing hedge along the top of the slope facing Arriba. Total price for this proposal is \$122.80.

Resolution: To approve the proposal from TruGreen landscaping in the amount of \$122.80.

Motion: Sun
Second: Wuerz
The motion carried unanimously.

Proposal to add 33- 5 gal. Texas Privets

Proposal to add 33-5 gal. Texas Privets along the west end of the property in front of the ___ that runs the entire distance of the west end of the property. This proposal also includes transplanting 3 existing Agapanthus. The purpose of this is to connect the existing hedge and provide a screen for those owner living in the area facing that bank. The total price for this proposal is \$713.48.

Resolution: To approve the proposal from TruGreen Landscape in the amount of \$713.48 to add 33-5 gal Texas Privets along the west end of the property.

Motion: Sun
Second: Wuerz
The motion carried unanimously

B. Proposal to re-paint red curbs

Rescom provided a proposal to scrape all the red curbs apply two coats of red curb paint and stencil "Fire Lane" and "No Parking" where necessary. The total cost for this would be \$884.55.

Resolution: To approve the proposal from Rescom services to paint all red curbs in complex for a total of \$884.55.

Motion: Sun
Second: Wuerz
The motion carried with Wuerz, Sun and Elsbeth approving and Dupree abstaining...

C. Reimbursement to Board Members

The association garage sale cost including posters and fliers and misc. items will be reimbursed to Marilyn Dupree and Elsbeth Erler.

NEXT BOARD OF DIRECTORS MEETING

There will not be a December Board meeting due to the holidays. The next regular Board of Directors meeting is scheduled for Wednesday, January 17, 2005, 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 8:35 p.m.



SIGNED

1-19-05
DATED

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