

**PLAYMOR TERRACE CONDOMINIUM
ASSOCIATION
BOARD OF DIRECTORS MEETING
REGULAR SESSION
WEDNESDAY- JANUARY 19, 2005
M I N U T E S**

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 7:05 p.m. by Board President, Marilyn Dupree.

DIRECTORS PRESENT

Marilyn Dupree
Stephanie Wuerz
Elsbeth Erler
Ginger Cameron

DIRECTORS ABSENT

Dianna Sun

OTHERS PRESENT

Susan Mangan, Merit Property Management, Inc.
3 Homeowners

HOMEOWNERS FORUM

The Board and Homeowners present discussed the lack of janitorial services, parking, and trash issues.

APPROVAL OF MINUTES

The Regular Session Meeting Minutes of November 17, 2004, were submitted for Board review and approval.

Resolution: To approve the Regular Session Meeting Minutes of November 17,2004, as submitted.

Motion: Wuerz
Second: Erler

The motion carried unanimously.

FINANCIAL REPORTS

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

Resolution: To approve the November 30, 2004 financial statement and bank reconciliation as submitted. This statement included \$694.24 in the operating fund, and \$244,026.20 in the reserve account, making total assets \$277,636.74. The November 30, 2004 report also reflected a YTD net decrease of \$28,424.00 in a YTD reserve funding of \$3,005.23 as compared to the budgeted amount of \$29,418.00.

Motion: Wuerz

Second: Cameron

The motion carried unanimously

REPORTS

Management Report

Management recapped all of the recent roof leaks and reported that they had all been repaired.

Customer Service Report

Was reviewed and filed.

Violation Log

The violation log was reviewed and filed.

Landscape Report

The landscape committee report of December 14, 2004, was reviewed. It was noted that color will be added to the planters at both entry ways. Colored plants- pansies and ~~begonia's~~.

Security Report

The security report was reviewed and filed.

Utility Reports

The utility report was reviewed and filed.

OLD BUSINESS TO COME BEFORE THE BOARD

Cleaning Up Rain Gutters

Rescom submitted a bid to clean all the roof gutters and reset all gutter screens. The total cost for this proposal was \$7,678.00. The Board did determine to table this matter for now, and will look at it again next month.

NEW BUSINESS TO COME BEFORE THE BOARD

Landscaping Proposal

TruGreen provided 3 proposals to remove existing soil and re-grade for positive drain flow, in front of 7972, 7964, and 7954, Camino Tranquilo. The total cost for these three projects would be \$1,747.00. Management was asked to see if they could lower the cost to do all three at the same time, and if not to table this item until further funds are obtained.

Reimbursement Request From 8086 Camino Tranquilo

The owner of 8086 Camino Tranquilo, requested the association reimburse her for medical expenses that occurred when her granddaughter fell in the complex, last summer. The Board determined owner must provide further information before a decision can be made.

Proposal for Janitorial Services

Rescom services provided a proposal to clean both restrooms twice a week, the bid was in the amount of \$516.00 per month. The once a week service would be \$258.00 per month. The Board determined to table this until further bids can be obtained.

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

2/16/05
DATED

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