

**PLAYMOR TERRACE HOMEOWNES ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
APRIL 20, 2005**

CALL TO ORDER

There being a quorum, the Board Meeting was called to order by President, Marilyn Dupree at 6:30 p.m.

DIRECTORS PRESENT

Marilyn Dupree, President
Diana Sun, Vice President
Stephanie Wuerz, Treasurer
Ginger Cameron, Director
Elsbeth Erler, Secretary

ABSENT:

None

OTHERS PRESENT

Adrian McKibbin, A. McKibbin & Co., Inc.
6 Homeowners

APPROVAL OF MINUTES

Upon a motion made, seconded and approved, the meeting minutes of March 16, 2005 were approved as submitted.

OWNER INPUT

An owner questioned about the water pressure going to their home. The Board asked management to have the pressure check through out the project.

FINANCIAL REPORT

The report for the month of March was approved, subject to audit. The February report from A. McKibbin & Co. was also approved.

COMMITTEE REPORTS

Landscape Committee

This is included in the management report.

Maintenance Committee

This is included in the management report.

MANAGEMENT REPORT

FISCAL ITEMS

A. ACCOUNTS RECIEVABLE

Management provided a report as of the 20th of April. There was one delinquent account and this account is with legal counsel.

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B. ANNUAL AUDIT

Management informed that Jose Mejares CPA is working on the annual audit.

C. RESERVE STUDY UPDATE

The Board and management reviewed and approved the new reserve study.

D. 2005/06 ANNUAL BUDGET

Management informed the Board that the budget was sent to all owners.

MAINTENANCE ITEMS

A. GUTTER CLEANING

Management informed the Board this work will be completed by the end of the month.

B. LANDSCAPE SPECIFICATION

Management presented three bids for the annual landscape contract. After some discussion, The Board approved the new contract to be awarded to Tru Green Landscape.

C. LANDSCAPE PROPOSALS FOR EXTRA WORK

TRU Green Landscape provided five proposals for the Board review. The Board felt that no additional work should be started until the special meeting has been concluded.

D. CATHODIC PROTECTION

Management is working on obtaining a cost for the annual repairs to the system.

E. PEST CONTROL CONTRACT

Management presented a proposal for the pest control services by Terminix. After some discussion, the Board approved the new contract with Terminix.

ADMINISTRATIVE

A. INSURANCE RENEWAL

The Associations insurance policy was replaced at a cost savings of \$30,000.00

B. SLIP & FALL ACCIDENT

The Board authorized management to settle this matter.

C. ANNUAL MEETING

Management informed the Board that the Annual Meeting for the Association has been scheduled for May 18, 2005. Management prepared and the Board approved the annual meeting packet.

D. CORRESPONDENCE

Management reviewed the past correspondence with the Board.

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OTHER BUSINESS

None

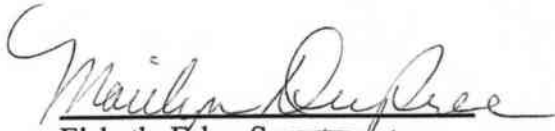
ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Recording Secretary,

Adrian McKibbin

APPROVED


~~Elsbeth, Erler, Secretary~~
MARILYN DUPREE, PRES

7-20-05
Date