

**PLAYMOR TERRACE COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Wednesday, October 19, 2005**

**DIRECTORS PRESENT**

Marilyn Dupree, President  
Ginger Cameron, Member At Large  
Stephanie Wuerz, Treasurer

**ALSO PRESENT**

Adrian McKibbin, A. McKibbin & Co.  
Michelle M. Cross, A. McKibbin & Co.  
7 Homeowners

**ABSENT**

Sam Goldberg, Secretary  
Diana Sun, Vice President

**CALL TO ORDER**

There being a quorum, the Board Meeting was called to order by President, Marilyn Dupree at 6:07 p.m.

**APPROVAL OF MINUTES**

The September 2005 minutes were reviewed, after one correction Ginger Cameron made a motion to accept the minutes, Stephanie Wuerz seconded – all were in favor and the motion passed unanimously.

**HOMEOWNER INPUT**

Homeowner Larry Harris voiced concerns regarding the reserves and requested a copy of the minutes

Homeowner Nancy Ablelon voiced her concerns regarding the length of the lawn, and the frequency of cutting

Homeowner Elsbeth Erler brought to the Boards attention that there was moss forming at the east pool shower, the sink in the women's room had a leak, she discovered mice in the pool area, and she noticed there was a crack in one of the pools table tops. Further concerns she had was the appearance of the two monuments, and the grass that needs to be patched by 8076 Camino Tranquilo.

Homeowner Brigitte Whorton would like to have a notice in the newsletter notifying homeowners when the next Landscape Committee will be meeting.

## **FINANCIAL REORT**

The Board reviewed the September 2005 Financial Statements. After some discussion Marilyn Dupree made a motion to accept the financial subject to audit, Stephanie Wuerz seconded the motion – all were in favor and motion passed unanimously.

## **MANAGEMENT REPORT**

### **HEARING**

7941 Camino Tranquilo failed to attend hearing. Board approved fining process to begin.  
8106 Camino Tranquilo failed to attend hearing. Board approved fining process to begin.  
7928 Camino Tranquilo was present for hearing. No fines will be issued at this time.  
7924 Camino Tranquilo failed to attend hearing. No fines will be issued at this time

### **FISCAL ITEMS:**

#### **A. ACCOUNTS RECIEVABLE**

There were 4 delinquent accounts.

#### **B. TAX ISSUE**

The Board requested legal counsel to send a letter demanding payment of \$7,650.81 which was the findings of the Board.

### **MAINTENANCE ITEMS:**

#### **A. LANDSCAPE MATTERS**

Management is still fine tuning, and will meet for walkthrough on October 25, 2005.

#### **B. TREE TRIMMING AND REMOVAL**

The tree located at 8074 Camino Tranquilo has been removed. There are still some trees that need to be trimmed away from chimneys.

#### **C. CATHODIC PROTECTION**

The estimated start date is November 7, 2005, to be completed on November 11, 2005.

#### **D. ROOFING**

A motion was made by Ginger Cameron to approve the repairs to the flat roofs located at 7966 and 8022 Camino Tranquilo at a cost of \$1,975.00. Stephanie Wuerz seconded the motion – all were in favor and the motion passed unanimously.

Management is awaiting a bid from DILS Roofing for repairs to the roof at 7906 Camino Tranquilo

#### **E. PAVING ISSUES**

Management should have an update from legal counsel in 30 days.

**DECK REPLACEMENT**

Management is awaiting bids for the replacement of the deck at 7961 Playmor Terrace.

**F. POOL AWNING REPAIRS**

The awning repairs have been completed by Jon Wayne Construction.

**ADMINISTRATIVE**

**A. CORRESPONDANCE**

The homeowner located at 3934 Via Tranquilo is no longer in violation of walking her dog without a lease.

The computer table has been removed from carport located at 7947 Camino Tranquilo.

A hearing letter will be sent to 8022 Camino Tranquilo for a continued violation with regards to the large green alien stuffed animal in their window.

Five trash notices went out to 3948 & 3942 Via Tranquilo, 8052, 8034 & 8018 Camino Tranquilo.

**NEW BUSINESS**

**A. SPECIAL ASSESSMENT**

The Board was request to add a 5% special assessment to the agenda for the next meeting.

**B. POOL RESURFACING**

The Board has requested to add pool resurfacing to the agenda for the next meeting.

**C. SEWER BLOCKAGE**

A mainline sewer blockage located at 7906 Camino Tranquilo will be inspected for possible separation in the line by using a camera to look at the line.

**ADJOURNMENT**

Meeting was adjourned at 7:00 p.m. by Marilyn Dupree.

Respectfully Submitted,

Michelle M. Cross  
Recording Secretary

APPROVED

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Marilyn Dupree, President

\_\_\_\_\_  
Date

*Michelle M. Cross*  
\_\_\_\_\_  
Vice President

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*12/5/2005*  
\_\_\_\_\_  
Date