

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, March 15, 2006**

DIRECTORS PRESENT

Marilyn Dupree, President
Glenn Lyons, Vice President
Sam Goldberg, Secretary

ALSO PRESENT

Adrian McKibbin, A. McKibbin & Co.
Sean DeFreitas, A. McKibbin & Co.
2 Homeowners

ABSENT

Stephanie Wuerz, Treasurer
Ginger Cameron, Member At Large

CALL TO ORDER

There being a quorum, the Board Meeting was called to order by President, Marilyn Dupree at 6:02 p.m.

APPROVAL OF MINUTES

The February 2006 minutes were reviewed, and accepted after one addition on page 3, Section, A. LANDSCAPE MATTERS, the landscaper placed horizontal groves to the sidewalk to elevate drainage, in order to eliminate water from settling in the front entrance of the home. Glenn Lyons made a motion to accept the minutes, Marilyn Dupree seconded – all were in favor and the motion passed unanimously.

FINANCIAL REORT

The Board reviewed the February, 2006 Financial Statements. After some discussion Sam Goldberg made a motion to accept the financial statement subject to audit, Glenn Lyons seconded the motion – all were in favor and the motion passed unanimously.

MANAGEMENT REPORT

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

There are currently five delinquent accounts. Sam Goldberg made a motion that we first attempt to contact these accounts by phone to resolve the problem before contacting legal counsel to have a pay or lien letter sent to accounts 4021, 4124, 4162 and that account 4161 will be taken to small claims court, Glenn Lyons seconded – all were in favor and the motion was approved. The Board also noted that account 4107 is currently in foreclosure.

B. TAX ISSUE

The Board briefly discussed this issue. After the discussion Marilyn Dupree made a motion to approve that the tax issue has been resolved, Glenn Lyons seconded – all were in favor and the motion was approved.

C. RESERVE STUDY

Management briefly discussed that the reserve study is in process and is being handled by Association Reserves, INC. Management should have a draft of the reserve study within two weeks.

D. ANNUAL BUDGET

Management noted that the annual budget needs to be sent to all homeowners by April 28th, 2006. Management discussed that we need to schedule a working session to go through the budget, at the session management will provide a spread sheet with footnotes for analysis.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Management briefly discussed the landscape walkthrough that took place on March 14th, 2006.

B. ROOFING

The Board compared the proposals from Mission Valley Roofing at a cost of \$27,000.00 and Millennium at a cost of \$26440.00, to replace the ridge caps on the entire development. After some discussion the board agreed to view an additional bid for the project. The Board also wants these companies to be run through the Lexus-Nexus program. The Board reviewed combining the cutting and painting of the rafter tails into this project. The Board also discussed seeking legal counsel's advice to finalize the roofing contract.

C. PAVING ISSUES

Management is currently working with legal counsel on this issue. Management will contact Jon Epsten in regards to the submitting of the names.

D. DECK REPLACEMENT

The Board reviewed the bids from ResCom, Millennium, and Jon Wayne Construction for repairing the deck located at 3908 Via Tranquilo. After some discussion Glenn Lyons made a motion that we accept the proposal from ResCom to repair the deck at a cost of \$1166.00, Marilyn Dupree seconded – all were in favor and the motion was approved. The Board also reviewed the bids from ResCom, Millennium, and Jon Wayne Construction for repairing the decks located at 8022 and 8024 Camino Tranquilo. After some discussion Marilyn Dupree made a motion that we accept the proposal from ResCom after we negotiate the price to complete the repairs using pressure treated lumber and they provide us with a detailed scope of

work at a cost between \$7360.00 and \$8260.00 per deck, Glenn Lyons seconded – all were in favor and the motion was approved.

E. POOL AWNING REPAIRS

The awning at the east pool has been replaced and management is currently working with John Wayne Construction to replace the awning at the west pool.

ADMINISTRATIVE

A. INSURANCE RENEWAL

After the Board reviewed the proposal from LaBarre/Oksnee Insurance Agency Sam Goldberg made a motion to accept the proposal at a cost of \$36,107.00 per year, Glenn Lyons seconded – all were in favor and the motion was approved.

B. CORRESPONDENCE

The Board reviewed the letter sent to Carolyn C. Li located at 7941 Camino Tranquilo and concluded that the next step would be possible IDR or ADR with the attorney.

The Board reviewed the letter sent to Chun-Chao located at 8106 Camino Tranquilo and concluded that we need to consult with the attorneys to verify the action that needs to be taken in order to remove the dogs from the premises.

The Board reviewed the letter sent to Richard Huber located at 7944 Camino Tranquilo and Elba R. McCullough located at 7946 Camino Tranquilo regarding the parking issues.

The Board noted that the residence of 7928 Camino Tranquilo have not corrected their violation and they continue to have loud parties. The Board concludes that a hearing is necessary to correct this violation.

The Board reviewed the violation letters sent to 7934 Playmor Terrace, 8146 Camino Tranquilo, and 7924 Camino Tranquilo. The Board noted that these violations have been correct.

NEW BUSINESS

A. MANAGEMENT CONTRACT RENEWAL

Management presented the Board with a renewal contract to retain A.McKibbin & Co. as the managing agent for Playmor Terrace Homeowners Association for the period of February 1, 2006 to January 31, 2007 at a rate of \$2,704.00 per month. The Board decided they would review the contract, discuss it among themselves and inform Management of the decision at a later date.

B. NEXT MEETING DATE

The Board discussed that the next Board Meeting is scheduled for April 19, 2006 at Doyle Park & Recreation Center at 6:00 p.m.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 7:01 p.m.

Respectfully Submitted,

Sean DeFreitas
Recording Secretary

APPROVED

Sam Goldberg, Secretary

Date