

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, May 17, 2006**

DIRECTORS PRESENT

Marilyn Dupree, President
Glenn Lyons, Vice President
Sam Goldberg, Secretary
Stephanie Wuerz, Treasurer
Ginger Cameron, Member At Large

ALSO PRESENT

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

CALL TO ORDER

There being a quorum, the Board Meeting was called to order by President, Marilyn Dupree at 6:47p.m

APPROVAL OF MINUTES

The April 2006 minutes were reviewed, and accepted as written. Marilyn Dupree made a motion to accept the minutes, Glenn Lyons seconded – all were in favor and the motion passed unanimously.

FINANCIAL REORT

The Board reviewed the April, 2006 Financial Statements. After some discussion Stephanie Wuerz 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

Management discussed that accounts 4111 and 4162 are with legal counsel. Account 4161 is all fines and they are being taken to small claims court. Account 4121 has paid the pass dues assessments.

B. ANNUAL BUDGET

Management noted that the Annual Budget was mailed to all homeowners and there is a letter from the attorney recommending that the Association raise the assessment to fund the reserves and decrease the deficit.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Management noted that we have meet with the department of Agriculture in regards to the Diaprepes Root Weevil. The Association is not under an official quarantine and the landscaper has been notified. The landscaper needs to double burlap all tree clipping and all trucks are to be covered. Grass clipping are not affected and can be removed from the property.

B. ROOFING

Management discussed that the revised contract prepared by legal counsel which includes the cutting and priming of the rafter tails should be finalized by 05/19/06. The contract has been given to Mission Valley Roofing for review and a signature.

C. PAVING ISSUES

The attorney is currently in the process of attaining proposals for the paving.

D. DECK REPLACEMENT

Management noted that the decks at 8022 and 8024 Camino Tranquilo will be completed shortly and the repairs at 3908 Via Tranquilo will be completed within a week.

The Board also reviewed the bids to replace the deck at 3942 Via Tranquilo from Av Builders at a cost of \$5,450.00 and Millennium Building Services at a cost of \$5,559.00. After some discussion the Board decided to have Management attain another bid for this project.

E. PAINTING BIDS

Management and the Board reviewed the bids from Millennium at a cost of \$238,321.00, Accord Painting at a cost of \$134,400.00 and General Coatings at a cost of \$126,250.00. All these companies bid to a spec sheet that was attained from Frazee Paint. Management noted that these bids do not include any wood repair and that we are currently working with a color consultant Charry Palma to select the colors for all the wood surfaces. After some discussion the Board and Management concluded that we would meet with both Accord Painting and General Coatings to discuss how they would stage and coordinate this project.

F. POOL AWNING REPAIRS

Management is still working with John Wayne Construction to get the awning at the west pool replaced.

G. CORROSION REPORT

Management and the Board reviewed the report from BENCOR Corrosion Specialists. Management is attaining a bid from BENCOR to replace the anode at location number four.

ADMINISTRATIVE

A. TREE DAMAGE TO A CAR

Management and the Board discussed that legal counsel concluded that the incident that occurred would be considered an “Act of God”.

B. CAROLYN LI

Management discussed that we have submitted the necessary documents to Small Claims Court in regards to the unpaid fines against account 4161.

C. HEARINGS

There were eight hearings scheduled at this meeting. The Board and Management concluded that all future hearings will be held at 7:00pm.

The Board and Management along with the owner of 7934 Playmor Terrace discussed that he has complied and corrected the violation. The grass netting over the patio and on the balcony fence has been removed.

The Board and Management along with the owner of 7951 Playmor Terrace discussed that all of the violations have been corrected except for the removal of the child’s slide that is being stored on the balcony. After some discussion the owner agreed to remove the child’s slide from the balcony.

The Board and Management discussed that the owner of 7964 Camino Tranquilo has complied and corrected the violation. The roots have been grinded out and removed from the patio.

Management and the Board discussed that the owner of 7966 Camino Tranquilo has complied and corrected the violation. The palm trees have been trimmed.

Management and the Board concluded that the owner of 8022 Camino Tranquilo has complied and corrected the violation.

Management and the Board agreed that the violation at 8024 Camino Tranquilo has been corrected and the owner has complied.

Management and the Board agreed that the violation at 8084 Camino Tranquilo has been corrected and the owner has complied by removing the hammock and Christmas lights from the patio area.

Management and the Board along with the owner of 7946 Camino Tranquilo discussed the complaints in regards to the loud music/TV, doors slamming, inappropriate comments, and vandalism. After some discussion the Board concluded that there will be a fine of \$50.00 held in abeyance upon the unit for six months.

If no violations are noted within this period the \$50.00 fine will be lifted from the account. However, in the event that another disturbance occurs, another \$50.00 fine will be assessed upon your unit making a total of \$100.00 due.

D. CORRESPONDENCE

The Board and Management reviewed the letters that were sent to the homeowners.

NEW BUSINESS

A. Doggie Pots

Management will attain bids for the installing of doggie pots in the greenbelt areas throughout the property where the defecation from dogs are not being properly disposed.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Sean DeFreitas
Recording Secretary

APPROVED

Sam Goldberg, Secretary

Date