

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, June 21, 2006**

DIRECTORS PRESENT

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

ABSENT

Stephanie Wuerz, Treasurer

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 6:20 p.m.

APPROVAL OF MINUTES

The May 2006 regular and executive meeting minutes were reviewed, and accepted as written. Glenn Lyons made a motion to approve the minutes as written, Ginger Cameron seconded – all were in favor and the motion passed unanimously.

FINANCIAL REORT

The Board reviewed the May, 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

Management discussed that account 4107 is with legal counsel and account 4161 is all fines and they are being taken to small claims court. Sam Goldberg made a motion that a lien be filed against account 4111, Glenn Lyons seconded the motion and the motion passed unanimously.

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. This discussion was tabled and will be addressed at the next Board Meeting.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Sam Goldberg made a motion to accept the proposal from Western Tree Service to remove the Alder tree at 8052 Camino Tranquillo – Glenn Lyons seconded the motion – the motion passed unanimously. Glenn Lyons made a motion to have Western Tree Service also remove the Alder tree at 8074 Camino Tranquillo at a cost of \$450.00, Sam Goldberg seconded the motion and the motion passed unanimously.

Ginger Cameron made a motion to accept the proposal from De La Torre Landscape to remove and replace the current irrigation box with a stainless steel irrigation box at 7924 Playmor Terrace, install a drain system at 7922 Playmor Terrace and install a large 100 pound boulder at the corner of 8036 Camino Tranquilo at cost of \$2,125.00, Glenn Lyons seconded the motion – the motion passed unanimously.

Management discussed the Fire Marshall has been contacted to give a report in regards to the condition of the North Bank and the West Bank of the property as to whether or not these areas are a fire hazard.

B. ROOFING

Management noted that the roofing project will begin on June 26th 2006. The Board requested that Management send a notice and a schedule to all homeowners.

C. PAVING ISSUES

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

D. DECK REPLACEMENT

The Board reviewed the bids to replace the decks at 3942 Via Tranquilo and 7912 Playmor Terrace. After some discussion Sam Goldberg made a motion to accept the proposal from Millennium Building Service to replace the deck at 3942 Via Tranquilo at a cost of \$5,559.00 and 7912 Plyamor Terrace at a cost of \$4,129.00, Glenn Lyons seconded the motion and the motion passed unanimously. Management noted to the Board that there are currently a total of five decks including the above two decks that need to be replaced. Sam Goldberg then amended his motion to state that management with negotiate the price with Millennium Building Service to replace all five decks, Glenn Lyons seconded the motion and the motion passed unanimously.

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, General Coatings at a cost of \$126,250.00 and PRO-TECH PAINTING at a cost of \$128,600.00. All these companies bid to a spec sheet that was attained from Frazee Paint. Management noted that these bids do not include any wood repairs and that we are currently working with a color consultant Charry Palma to select the colors for all the wood surfaces. The discussion was table and will be finalized at the next Board Meeting.

F. POOL AWNING REPAIRS

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

G. CORROSION REPORT

The Board reviewed the bid from Bencor Corrosion Specialist, Inc. to replace the failed anode at location No.4 at a cost of \$1,350.00. After some discussion the Board would like to view the list of eleven anodes that were replaced and there locations to determine if the current slab leaks are occurring at locations where the anodes were not replaced.

The Board would also like a bid from Dependable Plumbing to check all the pressure regulators on regular basis.

H. PET STATIONS

The Board reviewed the bid for a pet station for the green belt areas where the defection from dogs is a problem. After a brief discussion the Board concluded that they were not in favor of installing pet station and a notice will be placed in the newsletter to please pick up after your pets.

I. TAX RETURNS

Management discussed with the Board the Jose M. Mejares will be preparing the tax returns for the year ending, May 31, 2006.

ADMINISTRATIVE

A. LANDSCAPE INCREASE

Management presented the Board with the new pricing sheet from De La Torre. The Board requested that management attain a copy of the old pricing sheet for comparison.

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 and the court date is set for July 25, 2006 at 1:15p.m.

C. HEARINGS

There were eight hearings scheduled at this meeting.

Management and the Board concluded that the hearing scheduled for 3908 Via Tranquilo has been resolved through the IDR process that was held on June 20 at 12:00p.m.

The Board concluded that there will be no fines assessed to 3942 Via Tranquilo for the disturbance cause on Saturday, June 11, 2006. This is this units' first offense and both the owner and tenant were present for the hearing.

The Board concluded that there will be a \$50.00 fine assessed to 8022 Camino Tranquilo for the noisy party that was held at the unit. Glenn Lyons made a motion that a \$50.00 fine be assessed to 8022 Camino Tranquilo, Sam Goldberg seconded and the motion passed unanimously.

The Board concluded that there will be a \$50.00 fine assessed to 7967 Playmor Terrace for the noisy party that was held at the unit. Glenn Lyons made a motion that a \$50.00 fine be assessed to 7967 Playmor Terrace, Marilyn Dupree seconded the motion and the motion passed. Two members abstained from voting.

The Board concluded that a \$50.00 fine will be assessed to 8084 Camino Tranquilo for leaving their trash cans in the designated pick-up areas after midnight on the day of pick-up. Sam Goldberg made a motion that a \$50.00 fine be assessed to 8084 Camino Tranquilo, Ginger Cameron seconded the motion and the motion passed unanimously.

The Board concluded that a \$50.00 fine was assessed against 8058 Camino Tranquilo for not disposing of their Bougainvillea trimmings in the appropriate manner and leaving them in the common area.

The Board concluded that extra pickets will be installed on the balcony railing by the Association at 8148 Camino Tranquilo.

The Board noted that the violation at 7956 Camino Tranquilo has been correct and the tree located in the patio has been trimmed.

D. NOISE TRANSFER PROBLEM

Management and the Board concluded that the IDR process was a success and an agreement was reached that was acceptable by both parties.

E. SIDE-WALK REQUEST

Management noted that the owners of 8008 Camino Tranquilo and 8002 Camino Tranquilo have requested that the Association install a side-walk at their residents. Management has sent letters to both the residents stating the Board has concluded that the installation of a side-walk would be the homeowners' responsibility.

F. CORRESPONDENCE

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

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