

**PLAYMOR TERRACE COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, January 31, 2007**

DIRECTORS PRESENT

Marilyn Dupree, President
Sam Goldberg, Vice President
Glenn Lyons, Treasurer
Ginger Cameron, Secretary

ABSENT

Catherine Haugen, Member at Large

ALSO PRESENT

Sean DeFreitas, A. McKibbin & Co.
Samantha Kollman, A. McKibbin & Co.

CALL TO ORDER

There being a quorum, the Board Meeting was called to order by President, Marilyn Dupree at 6:05 p.m.

APPROVAL OF MINUTES

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

FINANCIAL REPORT

The Board reviewed the November and December 2006 Financial Statements. After some discussion Glenn Lyons made a motion to accept the Financial Statements and the bank reconciliations subject to audit, Ginger Cameron seconded the motion – all were in favor and the motion passed unanimously.

MANAGEMENT REPORT

FISCAL ITEMS:

A. ACCOUNTS RECIEVABLE

Management discussed that there are currently three delinquent accounts. After a brief discussion Ginger Cameron made a motion that first a phone call should be made to the owner before a pay or lien letter is sent to accounts 4103, 4111 and 4145, Glenn Lyons seconded the motion and the motion passed unanimously.

Ginger Cameron made a motion that a lien be filed on account 4145, Glenn Lyons seconded the motion and the motion passed unanimously.

MAINTENANCE ITEMS:

A. LANDSCAPE MATTERS

Management noted that we are currently working with Drew Patiki to have the Liquidambar Trees along Arriba St and Cargill Ave trimmed. It is expected that the trees will be trimmed in about 60 to 90 days.

B. PAVING

After our attorney Steven Banks provided the members with a detailed status update on the paving situation, the Board concluded that legal counsel will provide management with a list of recommended paving contractors – management will then obtain bids from these contractors to reduce the scraping of the asphalt by vehicles by removing the new and old AC, and replacing with new AC pavement that is 2 to 2 ½ inches lower than the existing surface.

C. PAINTING BIDS

Management reviewed the bid from Pro-Tech painting at a cost of \$159,100.00. After a brief discussion it was concluded that we would table the painting project at this time. There was a very short discussion on the possibility of starting a committee to help assist in notifying the members about this product and the cost involved.

D. RESERVE STUDY

After a brief discussion Marilyn Dupree made a motion to have Association Reserves, Inc complete the updated reserve study at a cost of \$800.00, Glenn Lyons seconded the motion and the motion passed unanimously.

E. 7975 PLAYMOR TERRACE

After a brief discussion in regards to the damage to the surface of the patio at 7975 Playmor Terrace, the Board concluded that Management would obtain bids to repair the surface of the patio.

E. 7965 PLAYMOR TERRACE

After a brief discussion Glen Lyons made a motion that the owner of 7965 Playmor Terrace will be call to a hearing for continuing to place her trash and recyclable items in neighboring trash cans and recycle receptacles - Sam Goldberg seconded the motion and the motion passed unanimously.

ADMINISTRATIVE

A. CAROLYN LI

Management discussed that Carolyn Li has been ordered to pay the Association \$700.00. After a brief discussion Sam Goldberg made a motion to file a claim in small claims court against Carolyn Li for the remainder of the fines from July 06 to present, Glenn Lyons seconded the motion and the motion passed unanimously.

B. HEARINGS

There were fourteen hearings scheduled at this meeting. Three units were not in compliance:

- 1) Glenn Lyons made a motion that a fine of \$150.00 will be assessed to 7924 Camino Tranquilo for failure to remove the shed from his patio or place it below the fence line, Marilyn Dupree seconded the motion and the motion passed unanimously.
- 2) Sam Goldberg made a motion that a fine of \$150.00 will be assessed to 7958 Camino Tranquilo for failure to correct their multiple violations which include: improper patio storage and failure to repaint the white screen that was installed on the balcony, Glenn Lyons seconded the motion and the motion passed unanimously.
- 3) Sam Goldberg made a motion that a fine of \$50.00 will be assessed to 8026 Camino Tranquilo for failure to trim the tree located in their patio, Glenn Lyons seconded the motion and the motion passed unanimously.
- 4) After reviewing the fact that were presented to the Board in regards to the noise violation at 7952 Camino Tranquilo, Glenn Lyons made a motion that the \$50.00 fine that was previously assessed to the unit be reversed, Ginger Cameron seconded the motion and the motion passed unanimously.
- 5) After a brief discussion in regards to the facts presented to the Board of Directors by the owner of 7946 Camino Tranquilo, Glenn Lyons made a motion that a fine of \$500.00 be assessed to the unit due to the noise violation, Sam Goldberg seconded the motion and the motion passed unanimously.

C. NOISE TRANSFER PROBLEM

Management discussed that we are currently working with the attorneys on this matter – both Mr. Godfrey, the acoustical consultant and Mr. Romanowski the structural engineer, have received the building plans. We are trying to schedule a meeting with Mr. Romanowski to conduct a visual inspection on Susan Morgan's unit.

D. CORRESPONDENCE

The Board and Management reviewed the letters that were sent to homeowners throughout the community – any homeowner who is not in compliance will be called to a hearing.

E. WATER LEAK RE-CAP

After a brief discussion in regards to the \$14,758.94 bill that was submitted by KMP Plumbing for the water leak repair, Marilyn Dupree made a motion that the bill be paid in full from the reserves, Glenn Lyons seconded the motion and the motion passed unanimously.

Management reviewed that we had a special meeting on Saturday, January 6, 2006 where the engineer Bill Ivey was present. The Board also discussed the possibility of suing Master Plumbing for the expenses that were incurred due to the delay in repairing the water leak and the cost of the repair. The Board requested Management to seek the advice of legal counsel in regards to the potential outcome of the suit and as to what expenses can be recovered versus the cost of the suit.

NEWBUSINESS

A. POOL

Management discussed that we received a bid from Blue Water Pool Service & Repair stating that the pump at both pools need to be replaced at a cost of \$1,900.00. Management discussed that we had a second opinion stating that the pumps are in good working condition and the Association should use the pump until the motor life is used up and then the new pump replacement could be considered. After a brief discussion it was concluded that no action would be taken at this time.

ADJOURNMENT

There being no additional items for discussion, the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Sean DeFreitas
Recording Secretary

APPROVED

Ginger Cameron, Secretary

Date