

**PLAYMOR TERRACE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
Wednesday, August 15, 2007**

**DIRECTORS PRESENT**

Marilyn Dupree, President  
Sam Goldberg, Vice President  
Catherine McVey, Secretary  
Marius Ardeleanu, Member at Large  
Glenn Lyons, Member at Large

**ALSO PRESENT**

Adrian McKibbin, A. McKibbin & Co.  
Sean DeFreitas, A. McKibbin & Co.  
Samantha Kollman, A. McKibbin & Co.  
Approximately 10 Homeowners

**CALL TO ORDER**

There being a quorum, the Board Meeting was called to order by Sam Goldberg at 6:01 p.m.

**APPROVAL OF MINUTES**

After some discussion, Sam Goldberg made a motion to approve the August 1, 2007 regular meeting minutes pending the following five changes:

- a) The last paragraph under Approval of Minutes on page 1, change 1 member abstaining to 1 member opposed.
- b) The last paragraph under Homeowner Input on page 2, remove the word unfortunately from the last sentence.
- c) Under the section Deck Replacement on page 3, change 9741 Camino Tranquilo to 7941 Camino Tranquilo.
- d) At the bottom of page 4, change 1 abstaining to 1 opposed.
- e) At the end of section 11) on page 5, change motion passed unanimously to motion passed with 4 members in favor and 1 member opposed.

Catherine McVey seconded the motion and the motion passed with 3 members in favor and 1 member opposed.

After a brief discussion, Sam Goldberg made a motion to approve the August 1, 2007 Executive Session minutes pending to following correction: at the bottom of page 1 change help to held. Catherine McVey seconded the motion and the motion passed unanimously with 4 members in favor.

## **HOMEOWNER INPUT**

The owner of 7926 Camino Tranquilo advised the Board that the sprinkler by her unit is not working. Management reviewed that the clock on the sprinkler has already been fixed and normal operation will resume tonight.

The owner of 7995 Playmor Terrace raised concerns about the paving project and the annual audit that was mailed to all the homeowners. The Board advised that both of these issues are on the agenda and will be covered later in the meeting.

The owner of 3908 Via Tranquilo asked for the current reserve amount.

## **FINANCIAL REPORT**

The Board reviewed the July 2007 Financial Statements. For the record, Glen Lyons noted that the Association incurred \$11,574.00 in legal fees in the month of July and Marius stated that for the last two months he had requested supporting documentation for the financials but had only received partial documentation and thus could not make an informed decision.

After some discussion, Glenn Lyons made a motion to accept the Financial Statements and the bank reconciliations subject to audit, Catherine McVey seconded the motion and the motion passed with 4 members in favor and 1 member abstaining.

## **MANAGEMENT REPORT**

### **FISCAL ITEMS:**

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

Management updated the Board on the status of the delinquent accounts. Liens have been filed on account 4103 and 4134, account 4111 is in foreclosure and account 4124 is in escrow. No other action is needed at this time.

#### **B. ANNUAL AUDIT**

Management advised the Board that the Annual Audit has been mailed to all the homeowners.

### **MAINTENANCE ITEMS:**

#### **A. ELECTION OF OFFICERS**

Management advised the Board that officers of the corporation need to be elected. After a brief discussion, Sam Goldberg made a motion to nominate Marilyn Dupree for President and Glen Lyons seconded the motion. Marilyn Dupree accepted the nomination and the motion passed unanimously.

Marilyn Dupree then made a motion to nominate Sam Goldberg as Vice President and Glen Lyons seconded the motion. Sam Goldberg accepted the nomination and the motion passed with 4 members in favor and 1 member abstaining.

Glen Lyons made a motion to nominate Marius Ardeleanu as Treasurer. Catherine McVey seconded the motion however Marius Ardeleanu declined the nomination so

at this time the Board has no treasurer and all the financials will be sent to the President, Marilyn Dupree. The Board decided to revisit this issue in its Executive Session.

Sam Goldberg made a motion to nominate Catherine McVey as Secretary and Glen Lyons seconded the motion. Catherine McVey accepted the nomination and the motion passed with 4 members in favor and 1 member abstaining.

#### **B. LANDSCAPE MATTERS**

Management presented the bid from De La Torre Landscape & Maintenance, Corp. to install twenty 15-gal Ligustrums (Texas Privets) and four 5-gal Hydrangea at a cost of \$1,414.00. After some discussion, Glen Lyons made a motion to have the landscaper install the twenty 15-gal Ligustrums at a cost of \$1,340.00. Catherine McVey seconded the motion and the motion passed unanimously. The board decided to table the bid for the four 5-gal Hydrangea until next month's meeting.

#### **C. PAVING**

Management updated the Board that National Paving has completed the striping, numbering, seal coating and bumper stop replacements throughout the community. Any remaining billing for the paving project will be turned over to the new management company.

Management presented the Board with a letter from the owner of 7948 Playmor Terrace regarding the width of her parking space. After some discussion the Board decided that the issue will be handled by the new management company.

#### **D. TREE TRIMMING**

Management advised the Board that Atlas Tree has finished removing the dead trees and trimming the healthy trees throughout the property.

#### **E. 8008 CAMINO TRANQUILO**

This issue is to be discussed in Executive Session.

#### **F. 7952 CAMINO TRANQUILO**

Management advised the Board that Jeff Bruhn from Atlas Tree examined the tree by 7952 Camino Tranquilo and found the tree to be very healthy but infested with Aphids. The tree has been trimmed and will be treated for the Aphids at a cost of \$275.00 which Management has already approved according to the terms of the management agreement.

### **ADMINISTRATIVE**

#### **A. CAROLYN LI**

This issue is to be discussed in Executive Session.

#### **B. 7946 CAMINO TRANQUILO**

This issue is to be discussed in Executive Session.

#### **C. 3904 VIA TRANQUILO**

This issue is to be discussed in Executive Session.

#### **D. ARCHITECTURAL REQUEST**

There were three architectural requests needing Board approval.

1) 8004 Camino Tranquilo

After a brief discussion, Sam Goldberg made a motion to approve the request from the owner of 8004 Camino Tranquilo to install windows. Glen Lyons seconded the motion and the motion passed unanimously.

2) 7942 Camino Tranquilo

After some discussion, Sam Goldberg made a motion to deny the request from the owner of 7942 Camino Tranquilo to install slate at the top of the staircase to their unit since it is common area. Glen Lyons seconded the motion and the motion to deny the request passed with 4 members in favor and 1 member opposed.

3) 7904 Camino Tranquilo

After a brief discussion, Sam Goldberg made a motion to approve the request from the owner of 7904 Camino Tranquilo to install a satellite dish according to the rules set forth in the Playmor Terrace Condominium Association Antenna Installation Guideline and Procedures. Glen Lyons seconded the motion and the motion passed unanimously.

#### **E. POOL PARTY REQUEST**

Management presented the Board with the request from the owner of 7922 Playmor Terrace to have a pool party on September 6, 2007 at the east pool. After a brief discussion, Sam Goldberg made a motion to approve the request, Catherine seconded and the motion passed unanimously.

#### **F. 7991 PLAYMOR TERRACE**

Management advised the Board that the sealed annual meeting package which includes all of the ballots and proxies has been delivered to the inspectors of election for review at the request of the owner of 7991 Playmor Terrace whose proxy was rejected.

#### **G. 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 by the new management company.

#### **H. HEARINGS**

There were eleven hearings scheduled for the meeting:

1) Management advised the Board that the owner of 3918 Via Tranquilo is no longer in violation since the charcoal barbeque and the folding chairs have been removed.

2) After a brief discussion, Catherine McVey made a motion to assess a fine of \$50.00 on 7946 Playmor Terrace for failing to remove the Ginger plant that is growing on the balcony posts. Glen Lyons seconded the motion and the motion passed with 4 members in favor and 1 member opposed.

- 3) Management reviewed that the owner of 7952 Playmor Terrace is in compliance since the mat has been removed.
- 4) Management advised that the owner of 7932 Camino Tranquilo is no longer in violation since the pieces of wood have been removed from the common area.
- 5) Management advised the board that the owner of 7936 Camino Tranquilo will remove the trellis from their balcony by the end of the week so no further action is needed at this time.
- 6) Management reviewed that the owner of 7952 Camino Tranquilo is no longer in violation since they have removed the light fixture from the eaves and the satellite dish.
- 7) Management reviewed that the owner of 8014 Camino Tranquilo is no longer in violation since they have removed the items being stored on their balcony.
- 8) Management reviewed that the owner of 8022 Camino Tranquilo is no longer in violation since they have removed the items being stored on their balcony.
- 9) Management reviewed that the owner of 8036 Camino Tranquilo is no longer in violation since they have replaced the missing porch with a light fixture of the correct make and model.
- 10) Management reviewed that the owner of 8044 Camino Tranquilo is no longer in violation since Management has received no further complaints regarding the placement of their trash containers.
- 11) Management reviewed that the owner of 8066 Camino Tranquilo is no longer in violation since they have removed the storage container from their carport and corrected the wiring for the satellite.

## **NEW BUSINESS**

### **A. 7952 CAMINO TRANQUILO**

The owner of 7952 Camino Tranquilo asked the Board to consider reversing the \$250.00 noise violation fine on his unit. The owner admitted having a party on the evening in question but said that it was an isolated occurrence. The Board thanked him for attending the meeting and advised a decision will be made in Executive Session and he will be notified by letter of the Board's decision.

### **B. PETITION TO REMOVE THE BOARD**

Management presented the Board with a copy of the letter that will be sent to the homeowner who submitted the petition. The Board agreed with the letter as written and Management advised that it will be mailed to the homeowner.

**ADJOURNMENT**

There being no additional items for discussion, at 7:14 p.m. Sam Goldberg made a motion to go into Executive Session, Catherine McVey seconded the motion and the motion passed unanimously.

Respectfully Submitted,

Samantha Kollman  
Recording Secretary

APPROVED

\_\_\_\_\_  
Catherine McVey, Secretary

\_\_\_\_\_  
Date