

Playmor Terrace
Board of Directors Meeting Minutes
November 14, 2007

The Meeting was called to order at 6:30 P.M. in the Doyle Recreation Center and a quorum established.

Directors Present: Marilyn Dupree, President
Sam Goldberg, Vice President
Glen Lyons, Treasurer
Marius Ardeleanu, Member At Large

Directors Absent: Catherine McVey, Secretary

Also Present: Susan & Katie Besek of Stratus Management

Approval of October 10, 2007 Board of Directors Meeting Minutes – Mr. Lyons moved with Mr. Goldberg seconding to approve the October 10, 2007 Board of Directors Meeting Minutes as submitted. Dupree/yes, Lyons/yes, Ardeleanu/yes, Goldberg/abstain. The motion carried.

Financial Report – Mr. Lyons requested that the approval of the October Financial Report be tabled to the following meeting to allow review of the legal expense detail. Copies of the legal expense detail were requested by Mr. Lyons and Mr. Ardeleanu. It was agreed to table approval of the financial report to the next Meeting.

It was requested that an address and brief explanation of the work be listed in the detail section of the pest control and building maintenance expense report. Printing the report in a landscape format will allow more detail to show.

It was noted that the domestic water costs were higher than the irrigation costs.

Homeowners Discussion – 7995 Playmor Terrace requests a date for the replacement of the patio fence. Replacement was promised by the previous Management Company and to date nothing has been done. There is significant frost damage on the Bougainville that has never been pruned back and the rest of the Bougainville will have to be trimmed for the fence replacement. Balcony repairs will also be necessary. Bids have been requested and replacement will be scheduled as soon as possible.

7948 Playmor Terrace – The over watering and resulting moisture problems continue in front of the unit. The irrigation system is still on in spite of the rain and cooler temperatures. It was requested that the Owners remove the potted tree from the common area in front of their unit to allow more sun into the area. The Association has reduced the watering and will extend the rain gutter down spouts away from the building. The Owners agreed to remove the potted tree from the front of their unit.

3908 via Tranquilo -The street light is out at the bend in Camino Tranquilo. These lights belong to the City of San Diego. The City will be contacted. Mr. Van Everbroeck requested the document/language that provides that only an Officer of the Association and not a Homeowner may serve as Treasurer.

Management Report – The automatic debits for the monthly assessments begin in December. Balcony and fence repair estimates are a priority. Newsletters will include the recycle and trash collection schedules. The schedule for Holiday decorations will also be included along with the upcoming Board Meeting Dates. The heat in the west pool was shut down on October first and the pool will be re-heated on April 1, 2007.

Unfinished Business

Re-Scheduled Recall Meeting 6:00 P.M. Monday, November 19, 2007 at Doyle Recreation Auditorium – Inspectors of election will be available at 5:30 P.M. to accept ballots and sign in Homeowners. The Association’s Attorney will preside at the Meeting to be sure that all rules are followed and the recall meeting is run correctly. Proxies that were submitted for the previous meeting date will be accepted at the rescheduled meeting. Stratus Management will be used as the inspectors of election Homeowners may witness the counting.

New Business

Balcony Repairs – 7993, 7952 Playmor Terrace & 3948 via Tranquilo

The Board of Directors reviewed estimates submitted by Keith Okonski Construction. Okonski’s repair estimates are much higher than previous work. Balcony repairs will be prioritized and grouped for a discount in the repair price. The balcony repair budget was approximately \$1,500.00 per balcony. If over 40% of the balcony must be replaced the railing pickets must be brought up to current code. Additional estimates were requested for the next Meeting.

There being no further business the Meeting was adjourned at 7:25 P.M.