

BOARD MEETING
MONDAY, OCTOBER 18, 2021
PARK PLACE CONDOMINIUMS
CLUBHOUSE 7:00 PM

ATTENDANCE: Co-Presidents Diana Lawrence and Carol Whiting
Secretary, Sonya Taylor and Board members Marsha Simmons, Linda Linn, Barry Heiser, Chris Mecke and Greg Cook.
New Property Manager Brent Dwyer.
Building A:102, 106, 110, 201, 210, 213, 221, 303, 308, 310, 320, 407, 411 and 420.
Building B:112, 206, 210, 212, 214, 217, 303, 305, 308, 310, 315, 318, 321, 406, 409, 415, 418 and 419.

MEETING CALLED TO ORDER/MINUTES Diana called the meeting to order at 7:00 PM, Carol seconded this motion. Sonya read the minutes from the September 20, 2021 meeting. There was a question regarding the petition that Nancy Dunn had served upon the board. At this time Brian Heck, our attorney is looking over the petition and we are waiting on his council before we are able to respond. Carol made a motion to accept the minutes, Marsha seconded the motion; motion passed.

TREASURER'S REPORT \$112,359.81 Operating Account
\$ 79,316.01 Reserve Fund (Capital Improvements)

OLD BUSINESS Diana informed everyone that we have received all the bids that we need in order to put the 2022 budget together. All of the bids have increased and we are working to see where we can cut some things in order to be able to publish a finished budget ASAP. Diana discussed the costs involved in A building needing a new roof now and B building will need one in a few years and our reserve account just does not have the funds that it should have for these things to happen. On top of that our buildings are getting older and are in need of some major repairs.

10% of HOA payments should be going into the Reserve Account per the By-Laws and that has not been happening due to management issues, legal costs for foreclosures and rising costs in general.

401A-Owner has left the unit for good and signed the legal document so that the unit can be cleaned, bugs/pests taken care of and the smells will then also be gone and the unit will be cleaned up. Diana will continue to work with the mortgage company and Ben's Bugs to see that this is done.

The carpet has been ordered for the second floors or both buildings.

The cost was \$17,000.00. This does include the cost of laying the carpet or the coving. Diana still working to see if we can get Junk Dawgs and the League for the Blind to pay for the removal of the carpet since they removed items from units without sealing them properly before bringing them into the halls, elevator and lobby. Landart was met with and they are willing to pay for the signage and electrical issues that they have damaged with their mowing.

**NEW
BUSINESS**

HOA monthly fees will be going up January 2022 due to costs going up for everything.
2022 meetings will be held quarterly instead of monthly. A list of dates will be sent out to everyone.
New maintenance request forms are in the folders at the bulletin boards at each building. Please fill them out in great detail and put them in the mailbox outside the clubhouse for Brent. He plans to have Appfolio up and running by the end of the week for online submissions.

**MANAGEMENT
TEAM**

Brent Dwyer with Dwyer Property Management introduced himself as the new property manager.
He let everyone know that they would be seeing him on the property on a regular basis and he would be posting hours very soon.
He has a team that he works with a multiple contacts so that if something needs done, he will be able to get it done in a timely manner.
He will work closely with the board to resolve past issues and work to get things turned around and going in a positive direction.

**RESIDENT
CONCERNS**

B building the south end door won't latch unless you pull it closed tightly.
A102 put a check in the box outside the clubhouse the first of the month and it has not been cleared yet.
A Resident asked about the petition that was served to the board last month. We are still waiting on advice from the attorney before we can comment on this matter.

The meeting was called for adjournment at 8:10 PM by Carol. The motion was seconded by Diana. The meeting was adjourned.

SLT