

BOARD MEETING
MONDAY, NOVEMBER 15, 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 Diana called the meeting to order at 7:00 pm Sonya read the October 2021 minutes. There were no questions, additions or omissions. Carol made a motion to accept the minutes, Greg seconded the motion. Motion passed.

OLD BUSINESS The issue of the petition regarding board members being on the board too long has been answered by our attorney. Per Brian Heck due to the Pandemic and the fact that we did not have monthly meeting during that time, when the May elections come in 2022 any officer position who is in 2022 will only be elected for 2 years instead of the normal 3 year term in order to get back on track in accordance with the by laws section 3.3. Regular board members elected in May will be elected for a normal 3 year term.

Diana has handed unit 401A over to Brent as she is no longer getting any response from Tiffany at the mortgage company, Brent has placed calls but as of yet has not gotten any response. The resident in 413A is very disgruntled with the handling of this unit. She does not understand why we have not just gone in and cleaned up the mess. We tried to explain that our hands are tied since this unit is not owned by Park Place and that we cannot just go in and do as we please to this unit. We did not seem to make her understand that it is not our choice not to clean this unit up. The Sheriff's sale is set for January 12, 2022.

Past due accounts are being handled by our attorney in a 30/60/90 day process and then they go on to foreclosure if they are deemed a collectable debt. There are some that on the advice of our attorney that due to other circumstances; he feels that are just not collectable.

NEW BUSINESS Brent talked about where the funds go from a sheriff's sale. These funds that we receive go into our reserve fund to be available for our large projects. He also talked about that having a large reserve fund aids us in being more

lendable to banks as this is something that they look at when deciding to give out mortgages.

Brent also talked about the need for more safety items in the complex such as Cameras, lighting and keeping the facility clean so that there are not accidents happening to our residents.

Grants are in the works for spring and he will talk more about those as the time gets closer.

We are working close with the FWPD and the Drug Task Force with things that are going on our property. Please, if you see or suspect anything going on report it, it is up to each of us to keep our property safe.

Fees will be going up for 2022 and we can expect an assessment each year until we are able to get major project completed and our reserve fund built up. Our property is older and we need to continually keep things repaired and upgraded so that they are not in disrepair.

ADJOURNMENT The meeting was adjourned at 8:00 pm.

SLT