

Minutes of the Board of Directors of Park Place Owner's Association Monthly Board Meeting, February 26, 2018.

The monthly board meeting was held at the Park Place clubhouse on, February 26, 2018. Those board members present were:

Marcia Simmons, Cindi Simerman, Chad Gelwicks, Eugene Fulmore, Laurie Mitchener, and Kelly Miller, & Tina Pierce was present from **Biggs Property Management.**

Meeting called to order by **Marcia Simmons**, President, at 7:05PM

Roll call: In addition, the following owners were in attendance for part or all of the meeting:

Building A

303, 407, 109, 406, 207, 312, 421, 322, 320, 416

Building B

419, 415, 418

Secretary's Report:

Cindi Simerman made a motion to accept the January 22, 2018 Minutes. Laurie Mitchener seconded. Motion carried.

Treasurer's Report:

Tina Pierce, Biggs Property Management, reported that as of February 26, 2018:

Current Assets: \$175,276.53

Cash in Bank – Old National Bank: \$21,773.44

Cash in Bank – MM – Old National Bank: \$1,725.61

Cash in Bank - Reserve: \$59,220.02

Accts. Rec. – Tenants: \$92,557.46 (past dues)

Laurie Mitchener made a motion to approve the Treasurer's Report. Chad Gelwicks seconded. Motion carried.

Manager's Report:

The call center is now able to take all types of calls. Emergency, maintenance and property concerns the phone number is 1-866-604-2918.

Megan is available if you need to contact her while she is present on the property. Her phone number is 260-724-6416.

Snow removal has been changed to Shannon.

We are in the process of receiving quotes for the painting of the clubhouse, and the maintenance garage.

Cintas service a monthly cost of \$155.04 has been canceled, and we have purchased rugs from Cintas to replace their rugs for a one-time cost of \$150.00. We will replace the rugs as needed in the future.

We have a new cleaning service, and everything seems to be going pretty good with them.

Follow up letters were sent to FWPD regarding three different matters. Two are no-trespasses, that will be issued against owners or guests.

One follow-up to a police report on a suspicious package that was delivered to the property.

One letter was sent to an owner regarding an aggressive animal.

One letter was sent to an owner regarding not picking up dog waste.

Electrical work has been completed for flood lights.

The Laundry rooms that were in need of maintenance have been repaired.

The maintenance men have access to the security cameras.

Management has asked for guidance on inspections from the board.

The pool budget for 2018 is \$1,800.00, and wanted some feedback as to what we wanted to do with the money.

Furniture for building A is not in the budget, but the board approved \$2,000.00 for new furniture.

Open house at Centlivre to be held prior to next month's meeting 5:00 – 6:00pm.

Old Business:

Wanted to revisit flooring ideas to see what was used at Centlivre, and wanted a quote.

New Business:

Three missed monthly payments will be turned in to Perry Law Office.

Veterans are no longer doing snow removal, but will continue to do our lawncare through the 2018 year.

Sheri Lefebvre has resigned from the board.

Biggs services for hire is now available. Maintenance is now willing to work on your units for a fee.

Resident's Concerns:

Considering replacing windows, and wondered if there were any requirements. (Brown or aluminum.)

Complained about the cigarette smell in the hallway.

Upset about seeing cigarette butts.

Reported having a severe fly problem, and wanted to know if anyone could access the unit above her.

Wanted to know when the concrete was going to be fixed by the north door of A building. (It's in the budget this year to get the concrete fixed in front of both building A and B this year.)

There is a Great Dane on the second floor, and wanted to know if it actually was a service dog like the owner claimed it to be. (A Great Dane is not an aggressive dog, and according to the changes in the rules this breed of dog is allowed.)

Reported dog poop on the north side of building A.

The new path needs to be connected to the parking lot with gravel or something. (Management said that they would contact the city and see what they would be willing to do.)

Wanted to know about elevator cameras.

Reported dumped trash, and then wanted the report to be taken back after convincing the resident to retrieve their trash from the dumpster.

Reported B206 Pitbull attack on B401 and ripped her pants.

Reported a street light out, and suggested calling the city about getting it fixed.

Did we fine the person who destroyed the chair in the lobby of building A? (Yes.)

There was a car vandalized in the parking lot.

Are we going to reseed the yard this year? (We'll talk to veterans and suggest it.)

Can we get the inside of the elevator doors painted? (Yes)

How many people can live inside a one-bedroom unit?

Someone has a Doberman and a small dog, who doesn't pick up their dog poop. They drive a grey Nissan.

What is the deal with lease to own units? (We are currently working on that.)

Reported a nervous dog who barks a lot in A118.

A102 puts food outside her window.

Reported a light out with broken glass outside the west door of building A.

Reported trash along the ridge of the property, and discussed it with Megan.

A106 moved out Saturday.

A310 gave a warning to stay away from their aggressive dog.

Truck parked in A102 spot is still there after reporting it at the last meeting.

The moles are starting to appear.

The cleaning lady's vacuum cleaner stinks, and thinks that's why they use baby powder to cover up the smell.

Motion to adjourn the meeting was made and carried. Marcia Simmons, President adjourned the meeting.

Minutes were recorded by Chad Gelwicks.

