

**Park Place Condominiums  
Residents Board Meeting  
Monday, March 15, 2021  
Park Place Clubhouse**

**Attendance:** A Building-106, 201, 213, 310, 320, 322, 406, 407, 420  
B Building-202, 206, 212, 217, 222, 308, 321,418, 419, 425

Meeting was called to order at 7pm by board president Diana Lawrence. Diana welcomed back all our residents after the trying year we have all had yet we all still need to practice social distancing until everyone has a chance to get vaccinated.

We now have a full board of directors with the addition of  
Nancy-she lives in B building, enjoys gardening and animals. Is and accountant and has lived here about a year.  
Chris-he lives in A building has been around Park Place off and on for many years. He served as the board president in the past.  
Greg-he lives in A building, is retired from Edys and was in the maintenance department there.

In addition to a full board we will be forming more committees. Last year the garden committee was formed. They did a wonderful job not only beautifying the property but also by saving us a lot of money. One committee we would like to get started this year is a welcoming committee.

Aaron-Assessment funds from 2020

Upgrade on cameras for security, cameras are now on all floors	\$17,000
Parking lots are all covered, dumpsters covered	
Carpet First floors both buildings	\$34,000
Interior and exterior of building B door	\$ 10,000
The balance of the assessment monies were spent having the first floors of both buildings painted.	

With the winter ice and snow we have found that sometime in the next year or so that A building is going to need a new roof. If financially possible, we'd like to do something like Centlivre did just because it will save us in the long run being that the roof is not flat.

Arc Electric is working on the lighting in the parking lot and the lights in the center circle. Aaron also met with the President of the association of the housing addition that is behind Park Place to begin building a better relationship with the as well as Centerlivre.

The pool will open this year. Intended dates are the normal Memorial Day through Labor Day weekends. More information will be made available about the pools as swimming season gets closer.

Questions were addressed regarding the vandals in the B building and the telephone entry system. We are working with the prosecutor and our attorney system to resolve this situation but right now our end result is to have them removed from the association permanently. Frontier is working on some other issues in the line regarding getting power to the system.

Carpeting the stairs in the middle stairwells since they are seen from the lobby area. We have put carpeting as line item in the budget so that we can continue carpeting each floor year after year and that will include the middle stair well as the budget Allows.

Units that are not paying past 60 days we are sending out letters as the legal system allows. Paperwork is being prepared for foreclosure so that as soon as the moratorium is lifted which currently looks like September, that is when Sheriffs sales are to begin again, then foreclosures can begin again.

Trail issues have been brought up again and we have again suggested that the resident try and get a group together to write a grant or talk to their congress constituents regarding the issue. We cannot afford the \$15,000+ that it will cost for a ramp there.

Residents are concerned over the amount of trash all over the property since the snow has melted. Barry and Aaron do pick up trash when on property but since Aaron is no longer on property regular hours it is one of those things that gets pushed to the wayside.

The elevator door in the B building will no longer stop if something gets in front of it when it is closing, For example a resident's grandchild was in between the door and the wall it closes into and had he not grabbed her out of there it would have smashed her.

Aaron will look into that ASAP. he also apologized for the B building elevator being down 30/45 days. We feel that this is just unacceptable and we are looking into other service providers for our elevator care at this time.

Barry went over a list of new fines that will be going into effect May 1,2021. Each resident in attendance was given a list of these fines. The will also be in the updated Rules and Regulations booklet that will be handed out and on our website.

Painting of the parking lot and the numbers is something that we are looking into. Some of the parking spaces will have to be changed due to not having proper handicapped spots and not having proper space accommodation for the ramp. We are not changing any parking spaces to accommodate automatic start on people vehicles.

The meeting was adjourned at 7:51pm

**Park Place Owners Association, Inc.  
Rules and Regulations**

May 1, 2021

ANY VIOLATION TO THE RULES OR REGULATIONS IS SUBJECT TO A FINE FEE IS BILLED TO HOMEOWNER. If the violation is not fixed within the allotted time there will be an additional weekly fine until the violation is fixed. Each additional occurrence, the fine will increase by \$75.00.

Fine schedule is maintained by Capital Property Management.

**Fines for owners related to the following will be listed on the final page of our Rules and Regulation Booklet.**

**White windows and doors \$75.00 initial with an increase of \$75.00 per month until painted.**

**Window coverings violations \$75.00 initial with increase of \$75.00 per month until corrected.**

**Balconies \$75.00 initial with increase of \$75.00 per month until cleaned off.**

**Pet fines remain at \$75.00 for most violations, this is per violation.**

**Renter fines to owners who rent illegally is \$200.00 first month then increasing by \$75.00 each additional month until the unit is no longer renting.**

**Renter with a pet requires a deposit in the amount of \$200.00 and a monthly fee of \$30.00 charged to the owner of the unit.**

Unapproved changes to units and or lack of permits are violations of bylaws and the City of Fort Wayne building codes. This will include electrical, plumbing, structural changes are not Permitted or approved by the board. Please submit or inquire if you are unsure before you begin and change to your unit to avoid fines and structural damage. .

For all other rules, fines and governing documentation related to Park Place at Centlivre Association see the Covenants and Bylaws.