

April meeting minutes

Diana Lawrence <dlawrence@coldwellhomes.com>

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To: Carol Whiting <carol.whiting@hotmail.com>; Marcia Simmons-Home (marcia.simmons5@frontier.com) <marcia.simmons5@frontier.com>; Cindi Simerma <csimerman@comcast.net>

Park Place Condominiums April 15,

2019 Board Meeting Minutes

Minutes

of the Board of Directors of Park Place Owners Association

The

monthly board meeting was held at the Park Place clubhouse on, April 15, 2019. Those board members present were:

Marcia Simmons, Cindi Simerman, Diana Lawrence and Carol Whiting, Bob Zahrt.

Meeting

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

Roll

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

Building

A 407, 219, 312, 201, 322, 320, 310, 416, 109, 119, 420

Building

B 310, 419

Secretary's

Report:

Marcia

Simmons made a motion to accept the reading of the minutes, Carol Whiting seconded the motion.

Treasurer's

Report::

Cash

in Bank – Old National Bank: \$8,571.04

Cash

in Bank – MM – Old National Bank: \$ Unsure

Cash

in Bank - Reserve: \$59,256.93

Cindi

Simerman made a motion to approve the Treasurer's Report. Bob Zahrt seconded, motion carried.

President's

Report:

Marsha

has communicated that residents that we are still working the Midtowne as they transition from providing management services for our properties.

However they are still active with services until our residents are notified otherwise. Please continue to contact them with any concerns or maintenance needs.

There

are still property inspections being done by Midtowne to check to make sure that all residents with focus on plumbing in each unit. Our water bills have skyrocketed over the past few months.

Any leaks or defective plumbing issues will be noted and letters sent out to owners to allow them to complete repairs or owners may contact Midtowne and they will complete repair for owner at the owner's expense. Please follow up and complete needed repairs

to allow us to use our funds towards other projects. They, Midtowne will also be checking to see if each unit has necessary smoke detectors and looking for any hazards that will need to be addressed. Please cooperate with these inspections and make necessary

arrangements if you are unable to be home during these specified times. Midtowne would prefer that the owners be present for these inspections if at all possible.

Water

leaks - it was discussed

that residents must communicate with each other to address any water leak. However if there is a flooding concern please contact the maintenance number for emergencies posted on each community board in each building.

Manager's

Report: . .

The

board is still looking for two board members who would need to commit to a three year term.

Please contact the board or Midtowne Property Management to understand the process necessary to be placed on the board.

The

pool is being repaired and Eric has been working on equipment issues for the pool.

Midtowne is working to maintain and get the approval from the City of Fort Wayne -Board of Health to open pool on time. However there is a possibility that there may be a delay due to repairs needed and getting staff in place to monitor water quality as required by the Board of Health.

Midtowne

is continuing to build our personal files so they have all of the necessary information for each unit.

They have asked for

the following required documentation: Owner/Renter name and phone numbers, emergency contact, insurance policy for unit owner and renter, vehicle make and license plate numbers, Pet registration from the City of Fort Wayne and so on. Please make sure that

you complete and return these forms to them promptly. Failure to provide necessary information can result in a fine.

Old

Business:

Elevator

Sensor panel was replaced in building A at a cost of \$1,700.00.

We ask all residents for both buildings to be careful to not damage the units as we move items and or use the grocery carts. This was quite costly and hopefully can be avoided in the future.

Water

repairs in units have also been costly, however Midtowne has completed some of these repairs on behalf of the Board and owners.

They have saved us

a lot of money by doing these repairs for us, however these have impacted our budget for 2019.

Cleaning

Crews: Midtowne has

terminated the contract with Noah at this time and we have received two bids that will be discussed and decided upon so we can have a cleaning crew. Please keep in mind that each resident should be responsible for cleaning up after themselves at all times.

We have seen excrement from our animal population in the elevators and stairways of each building. This can attract rodents and creates health concerns for our residents.

The

process has begun for contacting and asking for bids for a new property management company. If there are any agencies or individuals that you would like us to contact please see a board member to supply this information. We would like to complete this task

soon.

Midtowne

continues to work with the board and residents to complete contracted services.

Any services that are not in the current contract such as repairs to individual unit will be the responsibility of the owner and will be paid directly to Midtowne. We also request that you respect Anna's time here on the property so she can complete her work

on the days she is on site. Please contact her and set up a time if at all possible to meet with her if needed.

New

Business:

We

have had a few reports of catalytic converters removed from vehicles on our propriety in the last week.

Please be aware of individuals working on cars and be aware of your surroundings and we will see increased foot traffic in the area.

As

of last report we are still having problems with our lights being out on the property.

As we have Midtowne look at why they are not functioning we may need to look at other alternatives for illuminating our parking lots that are more cost effective.

We**are wanting to develop communities that are willing to work on projects**

such as, social gatherings, looking and monitoring the grounds and cleaning crews, obtaining bids for projects for our property . These will be very specific responsibilities and your committee would be responsible to report your findings directly to the

board each month.

The**board is looking at contracting with a local plumbing companies**

that will be on call for plumbing issues that may arise. We would like to supply a list of approved plumbing providers so residents are not in a panic when a problem arises.

We**still have a need for our residents to contact the local police department and or Drug Tip Hotline**

to report any suspicious activity. You may also report information to the Drug Tip Hotline online if you do not want to call them. We seem to have an increase in activity in building B.

All**units have been issued a Rules and Regulations booklet, Midtowne questionnaire and newsletter.**

Thank you to those who came to the door and took the information. Please read the Rules and Regulations booklet as it supplies a lot of necessary information for each owner/renter to know. If you have questions please come to a meeting to discuss. We would love to see you.

Elections**are taking place at the May meeting**

and any proxies are due as well as any nominations should be made as of the May 9th deadline. We are again looking to work on developing communities since we have a large number of residents who are not able to attend each meeting as currently required in the bylaws.

Residents**Concerns:****Rules**

of conduct were reviewed and presented prior to Residents concerns today to promote mutual respect of each resident that wishes to share a concern during this meeting.

Owners

of pets that seem to be aggressive was brought up as well as unleashed animals being a concern as we see more children being active outside with the change in weather. Please be mindful of others.

Dumpsters

being changed to smaller units.

This is a concern since the lids do not stay closed. However the change was made due to our increased costs of large non garbage items being put in the dumpster. We as Park Place owners pay increased fees for pick up of items in the dumpster that are not

garbage. Please make sure you have made arrangements for large items or items other than garbage to be picked up by the city at your costs or using Goodwill, Salvation Army or other providers. This is another unnecessary cost that impacts our budget for 2019.

As

we see more individuals moving in and out of the buildings,

please make sure that you are respectful of keeping our entry doors closed between loads so we do not have unwelcome visitors in our buildings. This includes critters as well as personal safety issues. New residents may not be aware of these concerns. We

also would like to in the future ask those moving in and out of the buildings to be respectful of others and complete these tasks during normal business hours. They should contact Midtowne to make any necessary arrangements for this purpose if at all possible.

Questions

regarding the reason for Midtowne leaving -

it was briefly discussed that they have done many great things for our property, however budgetary issues have been the largest concern. While the board supports Midtowne identifying the needs to correct and make necessary repairs, desire to bring our property

up to a higher standard as well as address non compliant residents/owners we are not able to financially support these with our current budget. Midtowne however will continue to provide services however may be limited in what they can do so they can remain

within our budget restrictions. Please continue to work with them and be understanding of allowing them to utilize their time while on the property.

Motion

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

Minutes

were recorded by Diana Lawrence.