

Park Place Condominiums
Residents Board Meeting
Monday, April 19, 2021
Park Place Clubhouse

- A. **Attendance:** Board members Diana Lawrence, Co-President, Carol Whiting, Co-President, Sonya Taylor, Secretary, Nancy Dunn, Treasurer, Marcia Simmons, Barry Heiser, Linda Linn and Chris Mecke.

A Building-105,106,109,119,213,303,304,310,310,320,322,407,422

B Building-202,212,217,218,222,210,218,321,415,418,419,421

- B. The meeting was called to order by Diana at 7:05 pm. Co-presidents, Diana and Carol began address the members with information regard that owners will be receiving an updated Rules and Regulations Booklet in the mail with some changes that will be taking effect May 1, 2021. And, upon the advice of our attorney, we will be rewriting our by-laws. Will we first have 2 amendments to the by-laws because it will take sometime to rewrite the by-laws. They will then be submitted to our attorney and if he feels that they are written correctly, they will then be submitted to the State of Indiana for approval. There was a question raised regarding if the by-laws are enforceable. Diana answered that of course they are, that is why we have them but that it is always up to a judge to make a final decision.

C. **Treasurer's Report**

\$101,784.07 in checking

\$ 59,304.18 in savings

\$ 20,000.00 will be moved from the checking account to the savings account for capital improvements.

- D. **Garden Committee**-Nancy gave a report from the garden committee. They had a master gardener walk the property with them for 3 hours to discuss which trees and bushes were dead or detrimental to the property. They also discussed what to plant that would be low maintenance so we would not have to hire a groundskeeper in the future to maintain the plantings. The main concentration this year will be around A building as B building has 5X's the bushes as A building. The garden committee would love more volunteers. If interested, please let Aaron know.

E. **POOL**

The pool will be open this year!

Barry and Aaron will be the main persons taking care of the pool so if anyone is interested in helping with the opening and closing or the daily testing. If interested talk to Aaron or Barry.

There will be a new key for the pool. There will be a small fee associated with the key. We must do this because of the number of keys that were never turned in when people moved out and still think it's okay to use

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our pool.

There are also no babies allowed in the pool. No lil swimmers. No swim diapers of any kind. If you see this, call Aaron. This is per the Board of health and can get us shut down.

F. Welcome Committee

Linda Linn will be heading up the welcome committee. It will be a meeting with new condo owners to welcome them give them a copy Of the rules and regulations, other information of things going on around our area especially if they are new to the area. If anyone is interested in joining Linda on this committee please let her or Aaron know.

G. Resident Concerns

We did inform the residents that we have gotten a bid for a concrete walkway to join our parking lot to the city walking path. That we are in the process of getting two more bids per our by-laws but this project is not in our budget this year so we will have to find another way to pay for it or put it in next year's budget. Also, our liability insurance will not increase over doing this.

The painting was to resume Thursday April 15 but unfortunately the painter did not show up. We are working to resolve this situation.

Lights in the mound are finally all working.

Residents would like the minutes posted in the plexiglas so that they can get a copy if they want one.

A resident would like to know what is outstanding in collections, # of residents that are in arrears and if there is an audit scheduled,

A resident would like to know why we do not have a designated smoking area.

A resident questioned if we were getting sealing and striping bids.

The meeting was adjourned at 7:51 pm slt