

BOARD MEETING
MONDAY JULY 19th, 2021
PARK PLACE CLUBHOUSE

ATTENDANCE Diana Lawrence, Carol Whiting, Sonya Taylor, Nancy Dunn, Chris Mecke, Greg Cook, Linda Linn and Barry Hiser.
Building A:106, 109, 118, 119, 121, 201, 213, 303, 305, 310, 320, 407, 411 and 420.
Building B:202, 206, 211, 212, 214, 217, 308, 311, 312, 418, 419 and 420

MINUTES Diana called the meeting to order at 7:03pm. Due to new persons in community , she introduced the board members along with a brief explanation of their duties. The Community was asked if they had any questions regarding the minutes from the June 2021 meeting. None were raised.

MANAGEMENT Aaron informed everyone that we have accepted a contact with Asphalt Maintenance to have the parking lot resurfaced and numbers repainted. We do not have a start date due to the weather but he will keep everyone informed.
The second floors of both buildings will be getting carpet squares just as on the first floors and the walls will be painted. The Board is looking at colors now with a color specialist.
Aaron discussed the fact that property values are going up in the Fort Wayne area and that is being reflected in our community as well. He thanked both the garden committee and the guys who have dedicated so much personal time to the pool, the community is looking fantastic.
Jared is a new associate with Capital and is helping out on the Park Place property as well. Please say hello to him if you see him onsite.
A resident questioned Aaron regarding the A building roof as to why we would redo the PVC membrane and a sealant instead of doing a peaked roof something more like was done at Centlivre. Aaron explained that with the cost of lumber continuing to go up doing a peaked roof is just not cost effective at this time.
8/3/2021 During a meeting of the Board of Directors only it was also noted after talking with a contractor that in order to do a major structural change to the buildings roofline, all 4th floor units would have to be vacant for the duration of the project. Besides the fact that lumber has now tripled in price, this makes it impossible for us to do this type of roof redo.

**NEW
BUSINESS**

The board informed the residents that we are going to have a contractor do a walk through of the inside and outside of the buildings to discuss the brick and need for tuck pointing. A few residents that live on the second floor voiced their concern that they do not want carpet put on the second floor. They would like to see a commercial grade vinyl or vinyl planks instead. The board will look into this and report back the findings.

**OLD
BUSINESS**

Landart was to come out and do a walk through today to address the issues of the damage that they caused by over trimming/pruning some of the bushes. This is in the process of being worked out. We will continue to keep you informed.

South end of building A has been planted and looks great. Need help in watering it. Please contact the garden committee or Aaron if you are willing to help.

The board will check the budget of the landscaping budget to see if there are still funds to purchase the mums.

**RESIDENT
CONCERNS**

A resident is concerned that we have more drug activity currently going on, on the property. Call the drug task force if you have any knowledge or suspicion. **(260) 427-1262.**

A resident is concerned that we don't have security cameras covering the back of the buildings except for the dumpsters. A resident questioned if management is looking at other issues during quarterly pest inspections?

A resident was concerned about the fecal matter that is consistently on the balcony of B209. Says he has reported with pictures and has had no follow up.

A resident raised a question regarding vacant units that we are unable to get into for bug sprays? Per rules and regulations, we are to be let in twice a year.

A resident is concerned that she has not gotten any follow up on complaints that she has sent in. How does she know that anything has been done with them if she doesn't get any reply?

A resident would like to have a work day in the fall to clean up the property. Maybe mid-October?

A resident wanted to know if the foreclosures would begin going through when the moratorium on evictions is lifted July 31, 2021

A resident wanted to know if it is possible to have a policeman on site all the time

A resident questioned the information that he read regarding 2 units being listed together for \$80K.

A resident questioned all the packages being left all over the mail area. There was an issue with a food box that went bad.

Meeting adjourned at 8:09 pm SLT