

**BOARD MEETING
PARK PLACE CONDOMINIUMS
CLUBHOUSE AT 7:00 PM
MONDAY AUGUST 16, 2021**

ATTENDANCE Board members Diana Lawence, Sonya Taylor, Marsha Simmons, Chris Mecke, Linda Linn and Barry Hiser.

BUILDING A. 104, 106, 110, 118, 119, 211, 213, 222, 303, 308, 310, 313, 320, 407, 411, 413, 414, 417, 419 and 420.

BUILDING B 112, 202, 206, 210, 211, 212, 213, 214, 215, 302, 303, 310, 318, 321, 322, 407, 410, 413, 419 and 421.

MEETING CALLED TO ORDER Diana called the meeting to order at 7:00 pm. She also introduced the board members that were in attendance as we had a lot of new faces at the board meeting. Diana also let the residents know that we are getting bids and looking at the budget for 2022 so it will be ready to send out to everyone in September for the October annual meeting.

MINUTES Sonya read the minutes from the July meeting. It was noted that there were two (2) spelling errors in the minutes. These will be corrected. With the spelling corrections, Marsha made a motion to accept the July minutes, Diana seconded the motion. The motion passed.

MANAGEMENT Aaron reported that the carpet and painting of the second floor will be pushed back until we get the bug issues under control. Management is very please with all that the garden committee was able to accomplish this year to improve the look of the property. He discussed that when Ben's Bugs does the quarterly inspections, they are not allowed to enter the private spaces such as bedrooms and living rooms of the home. They are only checking the kitchens and bathrooms. Persons that do not allow Ben's Bugs into their units repeatedly, fines build up and if they go unpaid, they are eventually turned over to Brian Heck, our attorney and a lien is placed against the property or foreclosure procedures begin. He also discussed that Ben is maintaining our

hallways, storage rooms, stairways and laundry rooms quarterly too.

Aaron discussed the parking lot resurfacing and striping. Residents are more concerned that they get first option to have handicapped parking spaces and not visitors. A resident also brought up the fact that we should look into the federal guidelines and not the city ordinance. He felt that we should be going with the most stringent guidelines out there instead of just what the city states. Aaron explained that the complaint by a resident was to the city of Fort Wayne and since we are a private lot we only have to follow the city guidelines if and when we resurface/number the parking lot as we are currently doing.

Fred announced that Capital has given their notice to Park Place to vacate as the management team when their contract expires in December or sooner if the Board of Directors finds a management team that will take over sooner. Fred explained that it has nothing to do with the Board or the residents; it is plainly that the property in general requires more maintenance than they are prepared to deal with. Capital owns a large number of rental properties in the city and they are used to just calling a plumber, electrician, HVAC, etc. when there is an issue at a property that they manage. Park Place has a large number of plumbing issues and due to the age of the buildings these issues are going to continue to grow and we need a management company that is equipped to deal with these issues and Capital is just not that company.

RESIDENT COMPLAINTS

Bernard DePetrello complained that he received fines for renting his condo when in fact he is selling his unit on contract for deed. He was asked if he has provided management a copy of that contract and he stated that he had. He also complained that he had send in 6 checks dated July-December in the amount of \$195.00 each with HOA in the memo. They were all cashed in July and applied to the fines for illegal renting. He would like this Rectified ASAP.

The rest of the meeting was handled by Ben's Bug's due to the current bed bug issues going on. Aaron is to send out a memo regarding the proposal from Ben's and Park Place to all residents on Tuesday August 17, 2021.

SLT

