

August 19, 2019 Board Meeting

July meeting minutes

The monthly meeting was held at the Park Place clubhouse on July 17, 2019. The board members present; Diana Lawrence. Carol Whiting, Marcia Simmons, Sonya Taylor and Ellen Didier.

Residents Attendance:

310-A, 405-B, 219-A, 407-A, 212-B, 421-B, 216-A, 207-A, 320-B, 106-A, 310-B, 320-A, 418-B, 422-A, 301-B, 421-A, 210-B, 420-A, 221-B and 419-B.

The meeting was called to order by Diana Lawrence at 7:08.

Secretary's Report

The minutes from the June meeting were read. Carol Whiting made a motion to accept the minutes. Ellen Didier seconded. The motion carried.

Treasurer's Report:

Diana Lawrence reports:

Cash in Bank- Old National Bank: \$17,463.99

Cash in Bank-MM-Old National Bank: \$1,725.81

Cash in Bank-Reserve: \$59,264.32

Marsha Simmon made a motion to approve the Treasurer's Report. Sonya Taylor seconded. Motion carried.

Discussion of possible replacing the carts in each building since the current carts are causing damage to the elevators. At this point there has not been a decision on a specific cart to purchase. This is an item that will be revisited when our finances are in more positive flow.

Garbage receptacles were discussed at length. The board let the residents know that the new management team will be completing new contacts for garbage as one of the first duties when they take over in early August. One of the biggest concerns with our current provider is that we are being charged \$90.00 per item for things that are left out side of the garbage containers. This is just and unacceptable fee.

Building A has had some major plumbing issues coming from a collapsed line that has affected both the laundry rooms on the first and third floors. A-1 plumbing has been out and verified that the line has collapsed and given an estimate for the repair.

There has been much discussion of changing the by-laws. They need to be brought into the 21st century as it has been said. The board has talked to our attorney about this and he is in agreement but we need to go through them and revise them all at once in order to keep our expenses down. This is a work in progress with a few board members and the new management team.

There was a rumor that the board had resigned. There was one member that resigned for personal reasons but the rest of the board is still intact and working for all the residents.

A new management team has accepted our contract. Capital Property Management has been in business for over 30 years. There will be onsite office presence 4 days per week. Aaron Orr will be in the office.

Residential Concerns:

Residents had concerns regarding drug usage and sales in B building, carpeting both the hallways and the lobby areas of building B and the first floor hallway of building A. Landscaping issues, and 3 bullets that were outside the building B in the area where you pull up to unload.

The meeting adjourned at 8:10pm.

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