

Annual Board Meeting
Park Place Condominiums
Monday, October 17th, 2022
Clubhouse 7:00 p.m.

Attendance: Board Members: Barry Leffers (President), Carol Whiting (VP), Linda Linn (Treasurer), Tammy Jackson (Secretary), Marcia Simmons, Barry Heiser, Garry Carper, Chris Mecke, Greg Cook, and Brent Dwyer (Property Manager).

Building A: 106, 117, 119, 121, 201, 203, 212, 216, 218, 219, 303, 308, 309, 310, 401, 405, 407, 413, 420

Building B: 117, 120, 210, 212, 217, 301, 304, 305, 308, 310, 314, 409, 410, 418, 419

Minutes: Barry Leffers called the meeting to order at 7:00 p.m. Tammy read the minutes from July 18th, 2022 meeting. Barry Heiser made a motion to accept the minutes as read and Carol second the motion.

Treasurer's Report: \$206,442.54 checking and \$102,603.23 saving. Linda passed out a May-September financial statement to all of the residents in attendance. Linda answered any questions.

Old Business: Brent advised everyone that the door to the pool/tennis courts will be unlocked so tennis and pickleball courts can be played. New neoprene membrane roof is being replaced starting on October 17th, 2022 for bldg A. The masonry repair on the mortar and brick has been completed for both buildings. Lobby, entrances, elevators, and clubhouse have been repainted. Garry seeded in areas of the property. Financials are improving as condos are being sold and occupied. 321A was auctioned off for over 80K. Brent is focusing on liens and sheriff sales. Violations are being pursued for dogs and trash related incidences. Outside door handles in B building for North and South were removed to protect the doors from damage.

New Business: Budget for Jan-Dec 2023 has been voted and approved by the members. The dues will increase to \$250.00 a month. The increase in dues will help our reserve account and help us maintain our budget. In 2023, due to inflation, the water bills in both building A & B will increase 14-19%, gas will increase 14- 16%, and garbage 10%. A new laundry service is being reviewed and if accepted, there may be new laundry machines and each of the buildings by the end of the year.

Resident Concerns: Review consideration for new flooring in the laundry rooms if/when replacing laundry machines. Inquiry into window company for group discount. Q/A- explanation of budget, such as, using LED light bulbs for energy saving. Review carpet in elevator for replacement / cleaning.

Barry Leffers called the meeting to adjourn, Tammy seconded the motion. Meeting adjourned.