

Regular Board Meeting
Park Place Condominiums
July 18, 2022
Clubhouse at 7:00 p.m.

Attendance: Board Members: Barry Leffers, Barry Heiser, Linda Linn, Tammy Jackson, Carol Whiting, Chris Mecke, Greg Cook, Marcia Simmons and Property Manager, Brent Dwyer.
Building A: 106, 110, 119, 201, 211, 213, 310, 401, 407, 419, 420, 422
Building B: 112, 117, 120, 202, 217, 219, 308, 310, 318, 321, 409, 414, 415, 418, 419

Minutes: Barry Leffers called the meeting to order at 7pm and introduced the newly elected board members. Tammy Jackson read aloud the minutes from the May 16th 2022 Semi-Annual Board Meeting. Barry Leffers made a motion to accept the minutes as read and Linda Linn seconded the motion, motion passed.

Financials: Linda Linn passed out a financial sheet showing Jan-June advising that we are within our 2022 budget. We have collected 74% of the special assessment and Brent Dwyer is working on collecting past due accounts that are 30, 60, 90 day past due. At 90 days, past due accounts will be turned over to the lawyer and further legal action will be executed if payment is not received. Barry Leffers made a motion to accept the financials and Carol Whiting seconded the motion.

Old Business: Pool has fantastic chemical readings per City of Ft. Wayne. The sidewalk to the Trailway is finished. The carpet and paint on the 2nd floor have been completed. The new door on bldg B south end has been installed. A drain pipe in the parking lot has been repaired by the city.

New Business: The grounds property is having overgrown bushes and a few trees trimmed or removed. Mulch was put down but needs to be edged correctly as rain washes it away. The brick mason is in the process of repairing the mortar/brick slabs. The carpet cleaning on the hallway floors will be starting back up.

Reminder to fill out questionnaires and give to Dwyer Property Management. New roof in bldg A will be installed approx September.

Resident Concerns: Clubhouse parking for visiting is a concern of being towed if the guest is staying overnight due to number of visitors spots available. Checking your vehicle fluids under the hood are allowed, however, vehicle repairs/maintenance are prohibited on the property. Limbs on southwest side on 208A patio. The bush at the turn between the buildings on the north side is an obstruction of view. Unit 202 in bldg B has a sewage leak issue with 302 unit coming down ruining the drywall for 6 months. Units must have homeowners insurance. Bats flying in/out of the vents. Review with Ben's Bugs for resolution. Residents call the police if you have trespassers and random people knocking on the doors. Reports need to be logged. Bedbugs are a concern on bldg B, 4th floor south laundry room. Brent will have Ben's Bugs spray immediately. Speeding cars running down bldg B, possibly install a speed bump however in the winter the snow plows pluck them out.

Pickleball will be added to the Tennis Court. Brent Dwyer will have the paddles and balls. We are looking to replace the boards on the picnic table. We would like to have a clean up day that would consist of any unwanted items that are too big for the dumpsters may be put on Brent Dwyer's trailer to be dumped the day of the clean up (to be announced). We would like to have food trucks day. Marcia Simmons recognized Diana Lawrence and Sonya Taylor for their hard work on the previous board, Thank You both very much. Barry Leffers adjourned the meeting at 8pm.