

**Regular Board Meeting
Park Place Condominiums**

Monday, April 15, 2024
Clubhouse at 7:00 p.m.

Attendance: Board Members: Garry Carper (President), Marcia Simmons (Vice President), Linda Linn (Treasurer), Tammy Jackson (Secretary), Barry Heiser, Karen Hukill, Chris Mecke, Greg Cook, Lucas Isaacs and Brent Dwyer (Property Mgr)
Building A: 104, 201, 401, 403, 406, 407, 409, 413, 419, 422
Building B: 205, 217, 415, 418, 421

Minutes: Garry Carper called the meeting to order at 7pm. Tammy Jackson read aloud the minutes from January 22, 2024. Greg Cook approved minutes and Karen Hukill seconded it.

Treasurer's Report: Checking \$189,511.81 & Savings \$152,678.01 for total \$340,189.82. Current past dues are \$69,165.24 waiting on one foreclosed unit total \$24,825 from February sheriff sale which will bring our past dues total down to approx. \$44,340. The past dues total changes monthly due to non payments of dues and fines. Karen Hukill motioned to accept the treasurers report and Marcia Simmons seconded it.

Old Business: Stairwells were painted. The west side door awnings were replaced. The outside lighting has improved with new bulbs and better lumens. Issues with washers and dryers contact Jetz and provide the tag number and issue. Also advise Brent via email for follow up with Jetz. Eight units were sold in 2023.

New Business: Entrance awnings will be taken down per majority vote of members present. We will be reviewing enhancements for the entrances. Starting April 29, 2024, the laundry rooms will be closed for approximately 2-3 weeks to paint, change flooring, and replace Jetz washer/dryers slated for approximately May 14, 2024. AEP will be quoting new lights to be installed and maintained for a small monthly fee. We are waiting for approval of a grant to help fund the maintenance and cutting of the trees & bushes. Every unit is required to have condo insurance, please provide your declaration page to Brent. Also for a few extra dollars, you may want to ask your condo insurance carrier if you have special assessment rider insurance added to your policy. Sign up sheets are on the bulletin boards of each building. Any member volunteering to open & close the pool must be current on dues and be an owner, see Brent or a board member for questions. If you are interested in running for the board you must be current on your dues and be an owner, contact Brent. We are reviewing the Bylaws and they will be rewritten accordingly. Recycle any kind of household batteries at the clubhouse in the gray small trash cans. Look for a Spring Newsletter soon. For issues, fill out maintenance request forms located in the folder in the lobby or on the website, www.parkplacefw.com.

Resident Concerns: Plates of charcoal that are on first floor will be removed. Air fresheners are replaced once a month. Elevator needs to be repainted. Look into remudding the overhang on the entrances. The reason for the red flag markers are unknown. New gym equipment, TV,

and paint have improved the gym room. Condo units are not to be rented out. Seeding of the bare spots will be roto-tilled. Fine dog owners that do not clean up their dog's mess. Residents would like a running total of fines. There may be a Facebook page in the future. The pine trees on the east are owned by both Park Place and Centlivre but we will likely be cutting or trimming them in the future. Everyone be cautious of the Centlivre people for walkers and drivers. We are looking at a clean up day as the city will give us a container for free. Contact Brent if you see any damages occurring.

Garry Carper called the meeting to adjourn, Linda Linn seconded the motion.

Meeting adjourned.