

**Annual Board Meeting
Park Place Condominiums**

Monday, October 21, 2024

Clubhouse at 7:00 p.m.

Attendance: Board Members: Garry Carper (President), Marcia Simmons (Vice President), Linda Linn (Treasurer), Tammy Jackson (Secretary), Chris Mecke, Greg Cook, Lucas Isaacs, Karen Hukill, Barry Heiser and Brent Dwyer (Property Mgr)
Building A: 104, 106, 109, 110, 201, 206, 211, 216, 308, 310, 401, 403, 409, 413, 419, 422
Building B: 113, 201, 213, 217, 318, 415, 418

Minutes: Garry Carper called the meeting to order at 7pm. Tammy read aloud the minutes from October 16, 2023. Linda Linn approved minutes and Marcia Simmons seconded it.

Treasurer's Report: Current financial statement copies are available upon request. Checking \$96,152.36 Savings \$180,523.57 CD \$125K due 12-29-24

Presidents Report: Frontier went from \$105 (x3) to \$29.99 (x3). The phone will be replaced in the clubhouse and is for emergency only. The intercom system is working correctly. Do not let anyone in the building that doesn't live here. The code will be changed therefore Amazon and UPS will have to be buzzed in or leave packages in the mailbox area.

Old Business: We were able to collect overdue payments and liens.

New Business: Budget for Jan-Dec 2025 has been voted and approved by the members. The dues will remain at \$250.00 a month. New roof for building B will be a big project. For issues, fill out maintenance request forms located on the website, www.parkplacefw.com and turn it in to property mgmt at the clubhouse. We have a Facebook, Park Place of Centlivre Fort Wayne.

Resident Concerns: A financial report is available upon request. A comparison page is not required to be included in the mailing of the budget voting papers. It can be requested up to one week prior to the budget meeting for next year. The accounts are being monitored to ensure that all accounts are in good standing. Any units \$500 (and over) will prompt notice letters. We will use dormant grass seed to treat the lawn. We may need a "No walk on grass" sign on south end of A building. The stones look nice on west side of building A door. B113 replaced windows and shows a lot of carpenter ants, we will need Rose Pest Solutions to spray around the perimeter. Pest inspections are 3 times a year for your unit, if you're not available to let them in, please provide your key to property mgmt or you may be subject to a fine. No special assessments for 2025. Police security does not have a set schedule and parks at various times. Fill out maintenance request forms for any lawn maintenance concerns to be addressed with the current lawn care company. Contact property management if you see any damages occurring.

Garry Carper called the meeting to adjourn, Chris Mecke seconded the motion.

Meeting adjourned.