

**Regular Board Meeting  
Park Place Condominiums**

Monday, January 13, 2025

Clubhouse at 7:00 p.m.

**Attendance:** Board Members: Barry Heiser (President), Linda Linn (Treasurer), Tammy Jackson (Secretary), Chris Mecke, Greg Cook, Lucas Isaacs and Garry Carper (Green Gate Property Care Administrator)

Building A: 104, 109, 113, 116, 118, 201, 211, 218, 304, 308, 309, 310, 401, 403, 406, 407, 409, 419, 422

Building B: 101, 111, 113, 205, 211, 216, 217, 222, 304, 316, 319, 320, 410, 411, 418, 422

**Minutes:** Barry Heiser called the meeting to order at 7pm. Tammy Jackson read aloud the minutes from October 21, 2024. Barry Heiser approved minutes and Linda Linn seconded it.

**Treasurer's Report:** Checking \$146,811.12 & Savings \$184,701.86 & CD \$127,763.25 for total \$459,276.23. Tammy Jackson motioned to accept the treasurer's report and Chris Mecke seconded it.

**Old Business:** Budget for 2025 is complete and dues will continue to be at \$250 per month. We interviewed 3 management companies and Green Gate Property Care LLC will be our administrator for 1 year. Garry Carper resigned from the board and our new Board President is Barry Heiser.

**New Business:** We are short one person for the board, we encourage any owner in good standing to apply and make a difference in our community. We will have a new roof installed for building B. We would like to replace the flooring in the stairwells in both buildings. We are looking into more cameras for outside security. The awnings are not finished and will have our address on them. Reseeding will be done in the spring. We are getting quotes for new hot water heaters. For association payments, please make your checks out to **Park Place Condominiums**, 2939 Westbrook Dr., Ft. Wayne, IN 46805. Appfolio or ACH are also available for making payments. For issues, fill out maintenance request forms located in the lobby or on the website, [www.parkplacefw.com](http://www.parkplacefw.com).

**Resident Concerns:** Several residents expressed that they are satisfied with the employing of Green Gate Property Care LLC. Some residents are concerned about self management since Garry Carper resides in our community. Another resident feels that there is a conflict of interest as Garry was the President of the Board, however, he didn't vote on the topic of employing Green Gate Property Care, LLC. It was voted by eight board members to select and employ Green Gate Property Care, LLC. Garry, along with all of the board members, signed a confidentiality agreement when their appointments began. Owners personal and financial information is kept confidential. The contract for Green Gate Property Care LLC was written by our lawyer. Park Place is a COA not an HOA. Garry and his company are insured and bonded. Garry has his company lawn equipment that he will use for our lawn services. Garry previously

had 2 businesses. Garry has been calling our vendors for reduced cost savings and repairs for the last one and a half years. Board members were unaware that previous management companies charged additional fees to new owners with Park Place. We will not charge extra fees to new owners. Residents are not permitted to smoke in the common areas. Residents would like others to be considerate of other people's quality of air even in your own condo. Residents are encouraged to contact the police if you suspect illegal substance filtering in the common areas. We will ask our security police officer to walk the halls more frequently. For your delivered packages, add an attention line note stating your phone number and to use the call box to call your phone number for access into the buildings, we are considering changing the code to the doors. A resident said appfolio charges \$9.99 for credit card and \$2.49 for debit card. Three water heaters need to be replaced and we are obtaining quotes. Park Place owns and pays monthly for Appfolio. Resident says the 4th floor needs to be cleaned better, also possibly scotch guard the flooring, Barry will address it. Residents are concerned with bugs and we will check with Rose Pest Solution to see if spraying the entire building on one day to combat the bugs and rodents will be effective. Two units in building B are currently condemned. Any resident can call the Board of Health and Neighborhood Code to report neighbors that have unhealthy living spaces. Residents can call animal control to report issues. A resident stated the budget is not appropriated correctly and our dues should be more expensive.

Barry Heiser called the meeting to adjourn, Tammy Jackson seconded the motion.

**Meeting adjourned.**