

Regular Board Meeting
Park Place at Centlivre Owners Association

Monday, April 21, 2025
Clubhouse at 7:00 p.m.

Attendance: Board Members: Barry Heiser (President), Marcia Simmons, Linda Linn (Treasurer), Tammy Jackson (Secretary), Chris Mecke, Greg Cook, Brett Trevino, and Garry Carper (Green Gate Property Care Administrator)
Building A: 105, 201, 215, 401, 407, 409, 422
Building B: 213, 217, 303, 306, 408, 415

Minutes: Barry Heiser called the meeting to order at 7pm. A copy of the minutes from January 13, 2025 were distributed to the member present. It is also on our website, www.parkplacefw.com

Treasurer's Report: Checking \$122,165.35 & Savings \$184,720.08 & CD \$129,051.10. Copies of the current balance sheet were on the table for members.

Old Business: New on-demand tankless hot waters heaters were installed in A bldg.

New Business: Lucas Isaacs resigned from the board effective 4-21-25. Barry Heiser has put in his resignation from the board to be effective, May 1, 2025. This year, we will have a new roof installed for building B. We will be replacing the flooring in the stairwells in both buildings. Brett is looking into obtaining grants for beautification of our property and removing invasive trees. In the election mailers, the Common Ownership Proxy (for multiple owners of a unit) was omitted in error, if you are joint owner of a unit and will be voting, the proxy must be filled out as only one person per unit may vote; they are located in the folders of each building or in the clubhouse. Appfolio will not be accepted after May 1, 2025. For association payments, please make your checks out to **Park Place Condominiums**, 2939 Westbrook Dr., Ft. Wayne, IN 46805. Bill pay from your financial institution is also accepted for making payments. There will be a Saturday neighborhood cleanup day to be announced. Garry is working on mass texting for pest inspections. Pool volunteers are needed, see sign up sheet on the board. For issues, fill out maintenance request forms located in the folder in the lobby or on the website, www.parkplacefw.com.

Resident Concerns: Condo insurance is not the same as renters insurance, please be sure that you have condo insurance for your unit that you own. Ask your insurance agent about adding special loss assessment coverage insurance, the cost is minimal and could help offset any fees that would be assessed in the future. Our board of directors elections are next month and we will have 3 people that will be elected from our nominations list. It was suggested to have the nominees type a short paragraph about themselves and put it on the board on both buildings. A resident would like us to look into more appealing light fixtures for outside. Someone from Centlivre Apts is hopping the fence with their dog and letting the dog relieve himself on our property. Concerns with not using Appfolio and switching to checks were addressed. A resident had roaches due to 206 condemned and was not informed of the situation and could have been proactive if advised. It has been taken care of by the resident. Leaving memos on your door is the most effective unless you do not physically live here, in which, you will be mailed a letter.

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

Meeting adjourned.