

Forest Park 1/Community Condominium  
Association

Board of Directors Meeting in total transparency  
with Association Membership

Wednesday, May 18, 2016

Meeting Held at Our Community Clubhouse

Meeting Started at 5:10 pm and Ended At 6pm

Meeting Agenda

Call to Order, Roll Call, Establish Quorum

1. Approve minutes from previous meeting motion initiated by Valerie Bay, **Roslyn Savel**, Approved, **Edward Early**, Seconded
2. Report of Officers starting with the Treasurers Report
3. **Jerry Queen**: Treasurer's Report: Forest Park 1 is in good shape, nevertheless, Jerry reported three units that are delinquent in their fees totaling over 5,000; however, we are under budget overall. A lien has been placed on one of our delinquent properties which should yield an amount over \$3000. Mr. Queen enumerated all the departments that are financially viable.
4. New Business
  - a. Introduction of new property manager: Dawn Bringe
  - b. Pool repairs that had been preformed satisfactorily were discussed by the Board of Directors President, Valerie Bay.
  - c. Additionally, Valerie Bay reported the Tree work has been completed as well as the bio-barrier.
  - d. Sod repair is scheduled.
  - e. Sidewalk repairs scheduled for next week
  - f. Entrance sign is a work in progress and is almost completed; the finishing touches are planned in the very near future.

- g. Roof replacement is due to be done this year: buildings one, two and eleven plus the clubhouse are scheduled; next year three more buildings will be addressed
- h. Although the Florida statute covering insurance for Condominium developments requires 90% coverage our insurance is indexed at 95.6%. A single potential buyer could not get an approved MORTGAGE and a current resident mentioned that due to not having 100% coverage she needed to use another lender. Keeping our coverage at this rate causes potential buyers to have a slightly larger down payment and is recommended by our insurance agent. The unit owner issue **HAD NOTHING** to do with their ability to obtain personal insurance!
- i. This was discussed as a result of an individual who couldn't get insurance due to the fact that we didn't have 100% coverage.
- j. **Valerie** indicated that the railings were upgraded according to the state code requirements
- k. **A resident** asked why the railings weren't painted since they have been reported as having been completed
- l. **Valerie** indicated that when the buildings were painted 4 years ago, they weren't included in the contract since the upgrading was eminent and hadn't been completed and when the railing project was approved due to a demand/ultimatum from the Dunedin Inspector, finances were not budgeted for painting and this resident was on the Board during this decision and did not voice a concern at that time.
- m. Termite inspection situation was discussed, Dawn indicated they will come down any time an owner indicates a potential problem as is part of our annual contract and will schedule an exterior inspection in the near future.
- n. **A resident** questioned the responsibility for/ of the Association for Termites, it was mentioned that the subterranean are more hazardous and are capable do damage to the building and these are the responsibility of the Association since they enter from the outside and repairs from the sheetrock in will be covered by the association.

- o. **Valerie** mentioned that there are multiple car stops in need of repair/replacement, she further indicated they make a rubber version that could possibly be more durable and lasting. Quotes will be secured.
- p. We are investigating a camera system for our pool/clubhouse area so that clubhouse availability can be increased, vandalism curtailed, and safety increased.
- q. There was a discussion held by our President Valerie Bay about the recent increase in the number of issues concerning the major pipes carrying water to each building in our complex. Our development is 30 plus years old and normal wear and tear will result in necessary repairs. Whenever possible, the community will be notified for planned repair work but emergency repairs do not offer that luxury.