
Park Lake at Parsons Condominium Association, Inc.
208 Lake Parsons Green
Brandon, FL 33511

Board of Directors Meeting Minutes

NOTICE is hereby given that a meeting of the Board of Directors for Park Lake at Parsons Condominium Association Inc. will be held at the date, hour, and place stated below.

Place: On-Site Clubhouse
Date: Wednesday, August 12, 2020
Time: 9:30 AM

AGENDA

- I. **CALL TO ORDER: Meeting called to order by Cody Powell @ 9:51**
- II. **ESTABLISHMENT OF QUORUM: Established quorum with Neysa Battistini; Ricardo Guardiola; Cody Powell, Peter Bartz and Steve Emerson. Neysa and Steve arrived 9:55 am.**
- III. **PROOF OF MEETING NOTICE: Posted 8-10-2020 Posted per FL Statute**
- IV. **APPROVE MEETING MINUTES: Motion by Ricardo to approve the minutes and 2nd by Peter. All approved motion carried.**
- V. **TREASURER REPORT: Report was presented to the BOD by Janice and answered questions by the board. Motion made by Cody; 2nd by Neysa; all approved motion carried.**
- VI. **DELINQUENCIES UPDATE/Legal Updates Board review the delinquent accounts and reviewed the accounts in legal status with Kaye Bender Rembaum. Zero write off's for previous accounting months.**
- VII. **BOARD APPROVAL NEW OWNERS/RESIDENT APPLICATION: Board reviewed submitted applications for 6 buyer, 38 renters for a total of 44 submitted application. All application cleared the criminal background check. Motion by Steve to approve; 2nd by Neysa; all approved motion carried.**
- VIII. **New Business**
 - A. **Property Insurance Renewal Comegys (Billy Martin) Billy review the insurance renewal that increased 10% over previous year. Fire Bldg. is covered under the main liability policy and Billy recommend the board budget for 25% for the next renewal given rate increases from previous hurricanes and the fire building. After questions/discussion motion by Cody to accept renewal insurance bid with 10% increase; 2nd by Ricardo all approved motion carried.**
 - B. **305102 and 209104: Billy/Janice updated the board on the 305102 window and roof issue and results of the water testing of the roof and contractor Stacy with Kings Roofing could not find any water leak. Stacy has filed a warranty claim with Tampico for**

shingle sealant. Billy will speak to DKI to provide bid to check window sill and repair any damage sheetrock and or rotten wood. Once bid is procured the board will review for approval. BOD was updated on unauthorized tenant staying in 209104 Cody motion to have Shawn Brown with KBR to review for an opinion on how the board should proceed.

C. Annual Meeting Date/Proposed Amendments to Declaration of Covenants: Annual set for Thursday, Nov. 19, 2020. Shawn to work on needed amendments.

D. Update on Fire Bldg. Weekly reports from DKI sent to affected owners in building 806 on a weekly basis. DKI is waiting on electrical engineer's report required by the county and for permits.

IX. Old Business

A. HO6 Insurance Recap/85% owner compliance has been submitted to the COA

B. Pool Repair Bids/Adrian will call to set a date to start pool repairs

C. Concrete Repairs/Adrian will schedule with New Look P&L for concrete repairs that can not be done by inhouse maintenance staff.

D. Asphalt Seal Coat/Adrian will update bids for seal coat.

XI Meeting Adjourn/Set next meeting date

Motion by Cody to adjourn; 2nd Steve; all approved meeting adjourned 11:14 AM