
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: Tuesday, Feb 16, 2021

Time: 10:00 AM

AGENDA

- I. **CALL TO ORDER Meeting called to order at 10:06 AM by Steve Emerson**
- II. **ESTABLISHMENT OF QUORUM Quorum established with Cody Powell; Steve Emerson; and Ricardo Guardiola.**
- III. **PROOF OF MEETING NOTICE: Posted 2-12-2021 Posted per FL Stat on community bulletin board at clubhouse**
- IV. **APPROVE MEETING MINUTES: Motion by Cody to approve the minutes of the annual meeting and 2nd by Steve; all approved; motion carried**
- V. **TREASURER REPORT: Janice presented report to the BOD. Report was reviewed and discussed with a motion by Ricardo to approve the treasurer report, 2nd by Steve, all approved; motion carried.**
- VI. **DELINQUENCIES UPDATE/Legal Updates: Board review delinquent accounts and account in collection with Kaye Bender Rembaum, PL. Foreclosures are on hold thru 3-31-2021 due to Governor's moratorium given the COVID pandemic**
- VII. **BOARD APPROVAL NEW OWNERS/RESIDENT APPLICATION: Board review applications of 8 buyers/29 renters for a total of 37 applications. All application passed the criminal background review. Motion by Cody to approve applications; 2nd by Steve; all approved motion carried**
- VIII. **New Business**
 - A. **Security Camera Proposal: Proposal to add addition security camera in the amount not to exceed \$12K by Intell-Tech. Motion by Ricardo to approve; 2nd by Steve; all approved motion carried.**
 - B. **Update of Rules & Regulation with Insurance Minimums: Revised Rules/Regulation will be emailed to the board for review and approval and then sent to attorney for final review and to be recorded in public records**
 - C. **Opening of Gym: Board agreed to open the fitness center with limited hours/days. Anyone not abiding by the CDC guidelines will be subject to be banned from using amenities. Motion by Ricardo to open fitness center and billiard room following CDC guidelines; 2nd by Steve, all approved motion carried.**
 - D. **Roof Replacement Racquetball Court: Board requested Adrian to obtain updated bids and how to close in the amenity and cost to add HVAC.**

- E. **Implementing Move in Fee \$100:** Board discussed the right to implement a move in fee up to \$200 per move in and or transfer. Steve motion to approve a \$100 move-in/transfer fee starting April 1, 2021; 2nd by Ricardo; all approved motion carried.
- F. **BOD Opening (Barbara Lynn):** Board requested Barbara send a notice to resign from the board.

IX. Old Business

- A. **Update on Fire Bldg./DKI:** Sam from DKI was present to update the board on the progress of the fire restoration of BLDG 806. Weekly updates are sent and waiting for electrical inspection to be approved by the county.
- B. **Pool Repair Update:** Pool Repair started on Mon Feb 15th; expected to be completed in 4-6 weeks pending no major issues. Sunsational Pools will continue to update management.
- C. **Concrete Repairs:** Majority of work to be done in house; major work will be done by contractor
- D. **Asphalt Seal Coat:** Adrian updating bids for the board to review and goal is to do the repairs/seal coat in 2nd quarter of 2021
- E. **Water Metering:** Adrian will get pricing on meters to be installed and a company to evaluate submetering of monthly bill till meters can be installed.

XI Meeting Adjourn/Set next meeting date: Motion by Steve to adjourn and 2nd by Ricardo, meeting adjourned at 11:55 AM. Next meeting date to be determined.