
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, Dec 4, 2024

Time: 10:00 AM

MINUTES

- I. **CALL TO ORDER: Meeting called to order by Steve Emerson @ 10:38 AM**
- II. **ESTABLISHMENT OF QUORUM: All BOD Present**
- III. **PROOF OF MEETING NOTICE: Notice posted per FL Statute in display cabinet at clubhouse**
- IV. **BOD Appointment of office: President Steve Emerson; VP Cody Powell; Secretary Neysa Battistini; Treasurer Dan Guardiola Open Board Member Sheila Ross. All board members are in good standing with the COA**
- V. **New Business**
 - A. **703104 Water Main Leak and repair cost: Janice and Keith walked the unit with the BOD to review and discuss the damages incurred from the main water line break in the ceiling between floors. Current cost to dry out the unit \$2994.85; Plumber \$456. Alba Painting proposal to repair sheetrock; rotten wood; paint \$7950. Motion by Neysa to approve Alba painting; 2nd by Steve; all approved. Janice has contacted Billy to file a claim with the insurance company for repairs. Waiting on the insurance adjuster to come out and view the damages before work is started.**
 - B. **Hurricane Milton Insurance Claim Amenities: Hurricane Milton insurance claim deductible was too high per building value to recover any losses from the hurricane. We are waiting on the insurance claim from American Allied for the amenity damages. Currently insurance reimbursement will be \$13,296.71, however, we will send in additional repair cost to adjuster to try and get additional insurance proceeds for the pool; lift station and irrigation pump repairs.**
 - OPEN Discussion: Discussed options for the racquetball court facilities; Roof replacement of clubhouse; Obtaining Bids for Exterior painting of the community with updated colors; Addressing drainage throughout the property; Rotten wood repairs. Requirement for BOD CEU training for board members.**
- VI. **Meeting Adjourn/Set next meeting date: Motion to adjourn by Cody; Dan 2nd all approved. Meeting adjourned @11:25 AM**