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

Board of Directors Meeting Minutes

Approved

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, Oct 21, 2020
Time: 9:30 AM

AGENDA

- I. **CALL TO ORDER: Meeting called to order at 9:46 AM by Steve Emerson**
- II. **ESTABLISHMENT OF QUORUM: Established by Steve; Ricardo, Neysa and Cody**
- III. **PROOF OF MEETING NOTICE: Posted 10-17-2020 Notice posted per FL STAT**
- IV. **APPROVE MEETING MINUTES: Motion by Neysa and 2nd by Steve to approve the minutes from August 2020**
- V. **TREASURER REPORT: Report was presented by Janice; discussed and reviewed by the board. Motion by Cody to approve and 2nd by Steve; all approved motion carried.**
- VI. **DELINQUENCIES UPDATE/Legal Updates: Report given by Janice and reviewed by the board. Discussion on delinquent accounts and accounts in collections with attorney.**
- VII. **BOARD APPROVAL NEW OWNERS/RESIDENT APPLICATION: Board reviewed all 12 applications submitted and process for criminal background. Motion by Cody to approve and 2nd by Steve; all approved motion carried.**
- VIII. **New Business**
 - A. **Proposed 2021 Budget: Budget was reviewed and discussed. Motion to approve the 2021 budget by Cody and 2nd by Steve; all approved motion carried. Budget approve without collection reserves pending the annual meeting membership vote.**
 - B. **Proposed Amendments to Declaration of Covenants: Shawn Brown drafted the amendment(s) and they were included in annual mailout for the annual meeting on Nov 19, 2020.**
 - C. **Appoint BOD position: Mr. Bartz has sold his unit and resigned from the board. Board voted to appoint Barbara Lynn to replace Mr. Bartz. Motion by Neysa to appoint Barbara Lynn and 2nd by Ricardo; all approved motion carried.**
 - D. **Security Camera Proposal: Board review and discussed with Adrian and Janice the proposal for camera(s) behind building 806 and maintenance. Cost \$8900.00 Motion by Neysa to approve; 2nd by Steve; all approved motion carried**

IX. Old Business

- A. 305102: Board agreed to install solar roof vent fans for \$1000 in units 305102 and 305103. After discussion with Billy Martin of Comegys the board had gone over and beyond their scope of responsibility to unit owner 305102. DKI contractors, Kings Roofing & All-American Discount Air shared with the COA that the owner enclosing the upstairs open loft bedroom has created a ventilation problem. DKI did not find any mold/mildew or rotten wood when replacing the bathroom window. Stacy of Kings Roofing could not find any roof leaking after numerous water testing of the roof.**
- B. Update on Fire Bldg./DKI via zoom with Sam updated the BOD on permits thru the county. He is estimating to have permits within 2-3 weeks.**
- C. Pool Repair Update: Sunation Pools & Spas to start pool repairs in January 2021 pending supplies and any set-backs due to COVID. Cost \$35K to \$40K depending findings once tiles are removed.**
- D. Concrete Repairs: Some repairs will be done in house and others requiring contractor will be done as funds are available**
- E. Asphalt Seal Coat: Sealcoat and repairs will be schedule after hurricane season and most likely 2nd quarter of 2021**

XI Meeting Adjourn/Set next meeting date: Motion to adjourn by Cody; 2nd by Ricardo meeting Adjourned @ 11:15 AM; next meeting will be the annual meeting Nov 19, 2020