
Park Lake at Parsons Condominium Association, Inc.

208 Lake Parsons Green

Brandon, FL 33511

Board of Directors Meeting

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, October 29, 2024

Time: 9:00 AM

Minutes of Meeting

- I. **CALL TO ORDER Meeting** Called to order by Steve Emerson @9:00 AM
- II. **ESTABLISHMENT OF QUORUM:** Quorum established Present were Steve Emerson; Ricardo Guardiola; Dan Guardiola; Cody Powell. In addition to Janice Powell and Kathy Daniels office staff.
- III. **PROOF OF MEETING NOTICE:** Meeting posted per Florida Statute @ front entry to the clubhouse
- IV. **Approval of Prior Meeting minutes:** Motion by Dan to approval minutes from the meeting on 8-16-2024 and meeting on 8-22-24. Motion 2nd by Steve; all approved
- V. **Old Business**
 - A. **Racquetball Court Roof/Roof** was replacement was completed by GCS Restoration and final payment was issued. Total cost to replace metal roof was \$15, 995. New roof lost in hurricane Milton & will have to be replaced again.
 - B. **Fitness Equipment:** New fitness equipment installed & new rope on weight station was replaced. Right Choice Repair total cost \$9739.60 and motion by Steve to approve PM service for \$399 annually for twice year service. Motion 2nd by Dan; all approved.
- VI. **New Business**
 - A. **2025 Budget:** Budget was reviewed & discussed. Operating expenses in electric; insurance; reserve funding; trash, created an overall increase to the proposed budget. Motion by Ricardo to approve the proposed 2025 Annual budget with a average increase of \$45 per unit. Motion 2nd by Steve; all approved. 2025 budget will include funding the reserves 10% of assessment funds which is mandated by Florida Statue & open FHA financing to the community. This will be a positive impact to potential sales.
 - B. **Hurricane Milton Insurance Claim/damages:** Caleb Coin Insurance adjuster scheduled on 11-15-2024 to review insurance claim/damages. PreStar scheduled for insurance valuation for all amenities for Comegys to make sure coverage is sufficient.
- VII. **Meeting Adjourn/Set next meeting date:** Motion by Cody to adjourn @10:06 AM
Next meeting Nov. 14, 2024 Annual Meeting