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

Board of Directors Special 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: **Monday, May 18, 2020**
Time: **11:00 AM**

AGENDA

- I. **CALL TO ORDER: Meeting called to order by Cody Powell @11:00 AM**
- II. **ESTABLISHMENT OF QUORUM: Present Cody Powell; Steve Emerson; Peter Bartz; Ricardo Guardiola. Neysa Battistini was absent. Nancy Forbes; Betty Mathews; Bob Emerson and Heidi Graff were present by ZOOM. Fernando Crovetto was present at the clubhouse.**
- III. **PROOF OF MEETING NOTICE: Post on Bulletin and Website per FL Statute**
- IV. **APPROVE MEETING MINUTES (Feb 18,2020) Motion by Peter to approve the minutes and 2nd by Steve. All approved motion carried.**
- V. **Legal Notice 203208: Legal notice received from owner 203208 regarding damages from upstairs unit into 203108. Mold Lawyer demand letter was forwarded to Kaye Bender Rembaum, P.L. and insurance agent Billy Martin with Comegys. Billy has put association carrier on alert but no claim filed. Damages are not an association issue.**
- VI. **HO6 Insurance Requirement Letter: Cody suggested the COA mail out by a certified mailing thru the post office regarding homeowners' requirement per condo docs to provide the COA with current COI. (Certificate of Ins./ HO6 policy) Insurance requirement letter was prepared by legal counsel. (attached)**
- VII. **Fire Building 806 Update: Billy address the BOD regarding the fire on 4-16-2020 of building 806. Building has been secured with board up and**

fencing by DKI. Building will be removal from master policy and insured under separate builders' risk policy. Builder's Risk Policy will cover all 16 units in the building. COA and insurance carrier is waiting the fire marshal report and the insurance engineers' report. Fire marshal has 30 days to complete his report to determine if possible, cause of fire. Presentation was given by DKI and BELFOR to the board regarding scope of work; cost; timelines; permitting; architectural drawing, etc. Cost will change depending on the insurance engineer's report and Hillsboro County building department. 8 units have been affected by the fire. 4 units on the front and 4 on the back of the building. Management is working with homeowners'; residents & contractors to removal personal items from the building as there is no utilities to the 8 affected units. 806101; 806102; 806201; 806202; 806107; 806108; 806207; 806208. Fire started in unit 806107 and unit is a total lost and majority of unit 806207. As information becomes available the BOD will be updated and homeowner of the 8 units.

- VIII. 2020-2021 Property Insurance Renewal:** Billy stated the Insurance Property Risk/Appraisal survey evaluation may need to be updated this year prior to property insurance renewal. Insurance most likely will increase given the claim and the limited carriers that will be interested in provide a bid.
- XI. Meeting Adjourn:** Motion by Cody via Zoom to adjourn 2nd by Ricardo
Meeting adjourned at 3:16 PM