

## Lakes At La Paz Condominium Association

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7507 & 7519 La Paz Blvd.  
Boca Raton, FL 33433

### Meeting Minutes 18 May 2009 Board of Directors Meeting

Date and Time of Meeting:	18 May 2009 @ 6:00 PM
Meeting Place:	Lakes at La Paz Recreation Clubhouse
Board Members in Attendance:	Roberta Citron, Sue Feldman, Fred Griminger, James Marinelli
Date Minutes Prepared:	28 May 2009

#### - Summary of Voting -

None

#### - Minutes -

##### Call to Order

Present: Roberta Citron, Sue Feldman, Fred Griminger, James Marinelli

Absent with prior notice: Leo Viniar

Present from Royal Management: Danny Safran, Dan Shapiro

Meeting was called to order at 6:04 PM

##### Adoption of Last Meeting's Minutes

Minutes of the last meeting were approved and adopted without objection.

##### Management Company Report

- Financial reports supplied to Board
  - ~ \$ 61,000 in Special Assessment account
  - ~ \$18,000 in operating account
- Delinquencies
  - Upcoming sale – Besser - scheduled close before end of the month
    - Application from potential owner was received by Royal Management today (05/18/09)
    - Board/Committee needs to interview this week if closing is to go through this month.
  - Royal Management is monitoring the foreclosure action of <the bank> vs. c-301

- Banco Popular has increased its rate and Royal Management has found alternative institutions (Paradise Bank, Sun America Bank,
  - The potential new banks require the social security numbers of the Board members who will have signing authority
  - Royal Management would like to only set up one lockbox, not two, and continue to manage the special assessment account themselves
- Financial Reporting packets from Royal will now come in electronic format, and one hard copy will be brought to the meetings for review
  - James Marinelli requested that these reports be delivered to the Board members the Wednesday before a scheduled Monday meeting. Dan Shapriro agreed to this.

### **Open Project Review & Status**

- Roof on 7507
  - Inspections from county and manufacturer
    - There is a corner of standing water... this passes manufacturer's inspection as the water is sitting atop an area that has no seams.
    - The county inspector has not passed it as the calculated weight of the water is too high.
    - Work to alleviate this spot has already commenced. The work is being done weather permitting.
    - The Association's independent inspector will be checking on the progress prior to any scheduled county inspection
  - Last two payments (~ \$35,000) will be withheld pending the roof passing that inspection
- Special Assessment
  - There are at least three owners not paying and this is causing the overall project timeline to slip. The last project to be undertaken – parking lot awnings – will therefore be delayed by months
    - Question from the floor about the feasibility of putting up the awnings only for those unit owners who have paid.
  - Might be an option, but not at this time, would need a legal opinion to be sure.
- Bond Issue
  - There is an outstanding bond issue... details are not precise, but it is the Board's understanding that there are certain projects that need to be completed by <the bank> at no cost to the Association
    - Partial filling of the lakes to re-grade, re-grading of a section of Lakes at La Paz parking lot.
    - There are hold-ups in that all of the La Paz condo associations must agree collectively.
      - If they cannot, the Association must make contingency plan that would call for the re-assignment of parking spaces
- Landscaping
  - Royal Management would like to do a walk-through with current landscaper and landscaping committee this week as there are questions as to the exact responsibilities under the current landscaping contract
  - Clearly dead plants could be removed by Vlad to save on landscaping fees.

- “Pearl” would like to talk to landscapers working on adjoining properties. Roberta Citron agreed.
- Roberta Citron inquired about attorney letter to N-105, as there are tenants in a unit wherein the unit owner is not paying maintenance
- Update on folks behind in special assessment (referring to the financial docs)
- James Marinelli has asked that all leases of known tenants be reviewed to ensure they are in compliance and/or the Board is aware and has approved them.
- Insurance for the buildings is up soon, Royal Management is working on obtaining new quotes.
- Association will be signing an agreement with a towing company so signage will be installed and Association’s parking regulations can be better enforced.
  - This is at no cost to the Association
- Leak in c-401... Royal Management is seeking independent roofing company, as none of the roofers involved with the roof installation can find anything. This despite the fact that the roof was water tested for over two hours a few weeks ago.
  - The independent inspector the Association is using for the 7507 project should be contacted. Wynn Johnson (954) 317-7056.
- C-101 has sent a notice to Royal Management about moisture they are encountering on an exterior wall of their unit. However the e-mail is very confusing as it seems to mention problems from years past.
  - This unit owner is also upset about the Association’s intention to cut back the trees outside their unit as the unit owner planted them
  - Royal Management notes that the plants are clearly on common element and can be trimmed, but does suggest being selective in the cutting to try to accommodate the unit owner.
  - Sprinklers have been re-directed to not hit their windows
  - Unit owner is claiming mold growth inside.
  - Board has requested that Royal Management contact the owner, and isolate which listed problems are currently an issue so they can be addressed
- Unit c-201 is requesting re-imbursement for screen repair allegedly damaged by palm trees.
  - Royal Management will obtain estimates for repair, but unit owner must accommodate the repairs by having the owner-installed shutters removed at their own cost
- Elevator inspection certificates expire in August, Royal Management will touch base with elevator maintenance company to ensure they do not lapse
- Notices need to be posted about the start of hurricane season and that on a date certain items left outside (planters, chairs, paintings, etc.) units will be removed and disposed.

### **Questions From The Floor**

- Can the by-laws be changed to make the common areas non-smoking?
  - Resolutions can be put forth by owners in an effort to change by-laws to make the common areas non-smoking.

- They would have to be properly worded and considered prior to a vote by the entire membership.
- The best time to attempt such a vote, due to the cost involved (legal review, notices, mailings, etc) would be at the annual meeting in February, as mailings are already scheduled and accounted for at that time.
- Suggestions should be presented in writing to the Board, care of Royal Management Company.

### **Adjournment**

There being no further items on the Agenda, and no new issues raised by the Board or from the Floor, Sue Feldman made a motion to adjourn the meeting at 7:20 PM. The motion was seconded by Fred Griminger and passed unanimously; meeting adjourned.