

Lakes At La Paz Condominium Association

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

Meeting Minutes 20 July 2009 Board of Directors Meeting

Date and Time of Meeting:	20 July 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:	29 July 2009

- Summary of Voting -

Roberta Citron made a motion to engage the services of <LANDSCAPER>, based upon recommendation of Landscaping Committee and their proposal to the Association (estimated at \$250), for the removal of the dead palm tree at the entrance to the parking lot. Seconded by Sue Feldman.

In favor: *Roberta Citron, Sue Feldman, Fred Griminger, James Marinelli*

Against: - *none*-

Motion carries 4-0.

- 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 6:11 PM

Adoption of Last Meeting's Minutes

Approved without objection

Management Company Report

- Financial reports supplied to Board
 - ~ \$ 72,000 in Special Assessment account
- Mention of Units in foreclosure, or pending legal actions
 - 7507 – 103... owned by bank
 - 7519 – 301... motion for summary judgment from bank

- Special assessments and back maintenance paid at closing for Besser's old unit
- Board Agrees that any/all attorney actions/foreclosures take place as soon as allowable by law
 - Dan Shapiro recommends discussion of this stance with attorney, Royal Management to arrange for a meeting between attorney and Board members
- 7507 – 108... have stopped payment on a check or two, and are no longer paying maintenance
- 7519 – 108... former Board member, long term resident, not paying Special Assessment
 - James Marinelli suggests having discussion with Ms. Schneider... Danny Safran to contact her and arrange for meeting.
- 7507 – 105... need to discuss with attorney, as owner has not paid maintenance or special assessment and has a tenant in residence without Board approval
- Discussion of Association responsibility to 7519 – 103 due to malfunctioning toilet in 203... bids taken, including one from contractor recommended by unit owner... Association's responsibility ends at drywall and making it paint-ready. New quotes will be obtained.
 - Dan Shapiro indicates that absent negligence, under FL law and our by-laws, each unit owner is responsible for own damage and association is responsible for the drywall.
 - Association could file insurance claim, but deductible is \$2,500 per incident, and work estimates are less.
 - May want to double-check responsibility with Association's attorney, because according to newspapers, the unit owners are responsible to have a policy in place.
- 7519 – 101... issues of prior repair, ants, and possible mold due to sprinkler head spraying the exterior wall
 - Royal Management to check with owner again to make appointment for discussion directly with Board... the issue by letter and e-mail is getting convoluted and too confusing.
- False fire alarm in 7519-403 resulted in fire department breaking in (unit owner is paying for new door)
- Discussion of mailing to all owners regarding:
 - Advising to inspect water heaters (Bobbi and James to revise draft)
 - Emergency contact information requested
- 7507-203... New bids required on interior work because unit owner damaged walls and this is not the responsibility of the Association
 - Again, this is a topic to take up with attorney. Dan Shapiro will set up conference call.
- 7505 -103... bank held, not paying any maintenance or special assessment...
 - James Marinelli inquired if it is possible to fulfill Association's obligation by removing sheetrock that might have gotten wet (mitigating possibility of mold) but not replacing it until bills start getting paid

- Replacement of screens... residents recommend Delray screen and Danny Safran will contact them
 - Bill submitted by 7519-201 for screen replacement for \$286... Danny to find out outside estimate to determine possible reimbursement
- Discussion of violations requiring letters to owners ensued.
 - Items left outside front doors

Open Project Review & Status

- Roof on 7509
 - Work completed, awaiting final inspections from county
 - Last two payments (~ \$35,000) have been withheld pending the roof passing that inspection
- Landscaping Committee
 - Variety of recommendations made after study by committee... cannot all take place at once, but can be done over time.. most critical of those on list is the dead palm tree at the entrance – it is unsightly and poses a hazard due to windstorm
 - Roberta Citron made a motion to engage the services of <LANDSCAPER>, based upon recommendation of Landscaping Committee and their proposal to the Association (estimated at \$250), for the removal of the dead palm tree at the entrance to the parking lot. Seconded by Sue Feldman.
 In favor: *Roberta Citron, Sue Feldman, Fred Griminger, James Marinelli*
 Against: - none-
 Motion carries 4-0.
 - New resident would like trees trimmed outside her unit because they block all light into unit... she is willing to pay for it. This request will be reviewed by Landscape Committee and recommendation to follow.
 - Dan Safran to schedule the tree trimming ASAP and report on results at next meeting. At request of landscaper, Board or Committee member to be present for walkthrough to avoid any antagonistic encounters with residents
 - Trees need to be trimmed or new signs need to be placed to clearly identify fire connections.
- Bond Issue
 - Report from Bobbi Citron (having attended the Recreation Association meeting)... Recreation Association is opposed to the suggested plan... Plan cannot be conducted piece by piece, bank wants all or nothing.
 - James Marinelli would like Lakes at La Paz Association to reach out to bank/developers because it favors the proposal.
 - If this cannot be accomplished, Lakes at La Paz Board will have to look to alternative configuration for awnings.

Questions From The Floor

Can the Board please look into obtaining better/different/more effective pest control/extermination services?

Adjournment

There being no further items on the Agenda, and no new issues raised by the Board or from the Floor, Roberta Citron made a motion to adjourn the meeting at 7:26 PM. The motion was seconded by Sue Feldman and passed unanimously; meeting adjourned.