

Florida Park Condo Association
Board Meeting
Thursday, March 17th
6 PM in clubhouse / meeting room

Meeting Minutes

Board members present: Maureen Taylor, Logan Smith,
Other homeowners: Heidi
PMI Denver Metro: Lee Melamedas, WSPS: Randy Watt

- I. Call to order, Randy announced Retirement and introduced Lee w/ PMI as replacement
- II. Homeowner Comments & Guests
Heidi brought up Mice issue around her building # 12, asked to have Pest control seal up a hole near her door
- III. Approval of Minutes
February 17, 2022
Approval by affirmation
- IV. Financials
 - a. A copy of February Financials was distributed and discussed w/ board members
 - b. Check register approved & signed by board president
- V. Maintenance report
 - a. Discussion about spring Landscaping walk w/ DLC – Board would like to do walk at end of April, not on a Monday
 - b. Discussion regarding pipe bursting in water closet by laundry room – emergency shutoff previous Friday and fix to valve happened Monday prior to the meeting
 - c. Pruning Project – discussed upcoming major prune on property imminent after snow storm
 - d. Pest control – Spring bait box / inspection work on grounds approved and in process
 - e. Discussion of Phase III painting project on property ongoing through month of March
- VI. Management report
 - a. Discussion of repairs / settlement unit 10A
 - b. Discussion of restarting monthly newsletters. Various topics discussed including parking, common courtesy / noise issues, education on insurance for sewer backup and loss assessment.
- VII. Unfinished Business

- a. Discussion about non moving vehicle Ford F150 – Maureen will tag, and Lee will have towed if not gone within 72 hours of said tagging
- b. Unit 3E installed non approved window style – awaiting exception request from homeowner whom has been notified twice. If homeowner does not replace windows board will take action to replace for him at their cost
- c. Pool Gel Coating – Pool Company to be contacted in April to get started on selective repairs on pool gel coating

VIII. New Business

- a. Power meters / breaker panels
 - i. Zinsko panels may be in use in several buildings, may need to be replaced as insurance requirement. Waiting to hear from insurance company.
 - ii. Power meter inspections by electrician in process – will check and tighten lugs on meters as needed

IX. Meeting adjourned 7:15 PM