

PIPERS GLEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 28, 2025

MINUTES

The meeting was called to order at 5:34 p.m. by President Ann Hernandez.

Notice of meeting was posted. Board members Ann Hernandez, Joe Maynard, and Marilyn Short were present. Tracy Watson was absent. AmeriTech Property Manager Beverly Neubecker was also present.

Minutes of the March 24, 2025 Board meeting were read and approved.

President's Report: Ann reported making progress on repairs.

Treasurer's Report: Marilyn's Report highlighted the income and expenses for the month ending March 31, 2025. Treasurer requested Property Manager discuss clarification of expenses with bookkeeping and report the result of the inquiry to the Board.

Manager's Report was presented:

- Beverly reported on status of storm damages. Glen Court sheds were removed; awaiting drawings and permits regarding rebuilds of the sheds and carports. Beverly acknowledged electric is not a safety issue on Amberlea carports and unit owners may park in the open carports until further notice. Awaiting scheduling of dumpster repair by Fence Company Near Me.
- Beverly reported Couch's Pest Control has been contacted to begin inspection of all units in Pipers Glen for drywood termite. Coby's invoice for annual warranty renewal for subterranean termites was approved for payment; Beverly will contact Coby's for inspection of units.

Old Business:

- Ann reported revision of the Rules and Regulations is ongoing.

New Business:

- Discussion regarding trimming of palm trees. Board approved bid submitted by SNS Landscape Services in the amount of \$1,400.00 for the trimming of 40 palms. Board asked Beverly to contact HOA regarding trimming of oak tree limbs on pool property due to storm damage and concerns of potential liability and injury.

- Beverly is awaiting quote from Charlie's Wells regarding controller repair of sprinkler system.
- Ann suggested we postpone purchase of mulch for the community due to the expense. If unit owners would like to purchase mulch for their unit, it is requested that brown nugget mulch be used.
- Beverly is awaiting information and proposal from Parkview Development regarding wood repair to siding of condo units.
- Board approved contract by Weiss & Company for an independent audit of financial records, copy of which is attached.

There being no further business to come before the Board, the meeting was adjourned at 6:25 p.m.

Submitted by:

Marilyn Short,

On behalf of Pipers Glen Board of Directors