

PIPERS GLEN CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

August 25, 2025

MINUTES

The meeting was called to order at 5:30 p.m. by President Ann Hernandez.

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

Motion made and seconded to waive the reading of the Minutes of the July 28, 2025 Board meeting. Motion carried. Copies of the Minutes of the Board meeting of July 28, 2025 and Board workshop of August 1, 2025 are attached hereto.

President's Report: Ann requested when vendors/contractors come to Pipers Glen for service or repairs that they contact either Ann or Keith, our maintenance personnel.

Treasurer's Report: Marilyn provided information regarding the account balances and outstanding invoices. Request for follow up regarding delinquent maintenance fees. Treasurer discussed the anticipated expenses for carport and shed rebuilds over and above insurance monies received; repairs related to units, including siding, stucco, mold/mildew, electric, termites, and water lines. Board was advised approximately \$102,000.00 remaining in pooled reserves for unbudgeted maintenance expenses. Treasurer requested confirmation of monies available for the unbudgeted expenses for the remainder of 2025.

Manager's Report:

- Property Manager reported on Association's financial and aging report.
- Still awaiting permits for shed rebuilds and response from J&M for carport rebuild.
- Repairs to 1558 and 1571 were discussed.

Old Business:

- Beverly advised the moisture/mold tests for Units 1B, 2B, 5A, and 7B were completed.
- Discussion by the Board regarding termite infestation in units. Reminder that the association is responsible for subterranean; unit owner is responsible for drywood infestation inside their units. Information regarding termite responsibility and remediation as provided by legal counsel will be included in upcoming Rules and Regulations revision.
- Discussion regarding individuals/guests residing in units. Pursuant to Article XVIII, Section 11 of the Association's Declaration, individuals/guests (other than unit owners or unit owners' approved lessees) residing in units must provide information to the directors of the Association. Guests residing in the unit for more than two (2) weeks must register with Pipers Glen's property manager.
- Property Manager and maintenance personnel will follow up on hurricane preparedness rules relating to condo units.

New Business:

- Beverly will seek bids relating to rodent remediation and mansard repairs.
- Arrys and air conditioning company will meet to inspect the leak issues at 1575 Amberlea and assess damages and responsibility.
- Board moved to ratify payment of the following invoices as discussed at August 1st workshop:

\$6,870.00	Southern Building Rehab	Unit 1558 Glen Court	Siding
\$3,700.00	Southern Building Rehab	Units 1556, 1584, 1586, 1577	Stucco/fascia
\$900.00	Southern Building Rehab	Units 1556, 1562, 1582, 1596	Mold and moisture test
\$4,975.00	Dunedin Electric	Unit 1558 Glen Court	Transformer/Electric

- Board requested a second bid for repairs to damages to Unit 1596 before proceeding.
- Discussion regarding required colors of window and door installations tabled until further review.

There being no further business to come before the Board, the meeting was adjourned at 7:00 p.m.

Submitted by: Tracy Watson

On behalf of Pipers Glen Board of Directors