

PIPERS GLEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 27, 2026

MINUTES

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

Notice of meeting was posted.

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

Motion was made and seconded to waive the reading of the Minutes of the January 26, 2026 Board of Directors meeting. Motion carried.

President's Report:

- Ann welcomed two new residents to our condo community.
- Ann and Beverly met with the Mayor of Dunedin regarding water usage, in particular water conversation. A meeting with the City representatives is scheduled for May 14th at 10:00 a.m. at the clubhouse and is open to all interested residents and guests.

Treasurer's Report:

Marilyn highlighted the income and expenses for the month. Two (2) maintenance fee delinquencies. Requested follow-up on status of WastePro billing. Discussion regarding invoice received from Coby's Tentless Termite & Pest Control for yearly renewal of subterranean termite warranty in the amount of \$1,675.00. Board approved and requested the annual inspection walk-around be coordinated with Keith in attendance.

Manager's Report:

- Beverly advised all repairs to the carports and sheds have been completed.
- Three palm trees on Amberlea have been removed.
- Met with Landcrafters to discuss irrigation and landscaping and request for attention to consistent performance.
- Discussion regarding ceiling repairs to Unit 5A. Unit owner has not complied with Association's request to repair the ceiling; therefore, Board asked for attorney to prepare letter to unit owner authorizing Association access to do the repair and bill the unit owner accordingly.

Old Business:

- Discussion regarding sprinkler repairs; request contact HOA to trim the camphor tree on clubhouse property to avoid potential damage or injury.
- Website has been completed. Information to access site will be posted on bulletin boards and provided to unit owners.

New Business:

- Board requested an inspection and follow up of patio water concerns at 10C and responsibility of repairs. Beverly will contact vendors for inspection and advise Board before action is taken.

There being no further business to come before the Board, the meeting was adjourned at 6:15 p.m.

Submitted by:

Tracy Watson, Secretary

On behalf of Pipers Glen Board of Directors