

PIPERS GLEN CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

May 23, 2022

MINUTES

The meeting was called to order at 6:55 p.m. by President Diane Stewart.

Board members Diane Stewart, Ann Hernandez and Marilyn Short were present. Diane Boswell was absent. AmeriTech Property Manager David Fedash was also present.

Minutes of the April 25, 2022 Board meeting were read and approved.

Treasurer's Report:

- Marilyn reported on Association expenses for the month, reserve balances, and anticipated expenses. A copy of the April 30, 2022 Balance Sheet is attached hereto.
- Approval of the loan for roof replacements was deposited in pooled reserve account on May 13, 2022.
- Owner of Unit 2D has paid the maintenance delinquency pursuant to the Notice of Intent to Lien; however, is now one month in arrears.

President's Report: Diane asked for volunteers to serve on the Compliance Committee. Additional Agenda items were discussed during Manager's Report.

Manager's Report: David reported:

- Plumbing repairs to Unit 5B are still pending. David presented a diagram from the City of Dunedin regarding location of unit water meters. Diane requested further clarification as to Association responsibility. He will pursue.
- Violation letters have been sent to unit owners for improper parking and unauthorized plantings.
- Roof project will commence on May 23, 2022.
- Message boards have been ordered.
- Diane asked David to contact A+ Pest Control for a follow-up/walk-around on the rodent traps.
- Unit owners are directed to the Property Manager for issues and concerns regarding vendors.
- Reminder as to the process for requests for maintenance and architectural changes be via Pipers Glen website or by calling AmeriTech 727-726-8000 ext 501 or 252.

Old Business:

- Items on the Agenda were discussed during Manager's Report.

New Business:

- Board discussion regarding sealing of driveways. David was asked to get bids.
- The subject of shed replacement was tabled.
- David suggested board prepare a worksheet regarding Keith's assignments.

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

Submitted by:

Marilyn Short,

On behalf of Pipers Glen Board of Directors