

PIPERS GLEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 27, 2025
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 advised the Board of a pre-existing appointment and requested presentation of her Report.

Manager's Report was presented:

- Awaiting J&M permit to repair the carports; anticipate 3 – 5 days.
- Awaiting drawings from Southern Building in order to proceed with shed repairs; anticipate 2 – 3 weeks, then permitting. Still approximately 30 days away for completion.
- Discussed quote from Parkview Development in the amount of \$3,935.00 regarding wood repairs to units. Board requested clarification of materials and work to be done.
- Board requested meeting with Charlie's Wells to discuss their bid before proceeding with sprinkler/valve repair.
- Beverly reported Couch's Pest Control has begun inspection of all units in Pipers Glen for drywood termites; awaiting a Report regarding their findings upon completing inspections.
- Trimming of the palms has been completed.
- Anticipate two months to receive finalized report of independent audit.

Motion was made and approved to waive the reading of the Minutes of the April 28, 2025 meeting.

President's Report: Ann reported making progress on repairs. Dumpster repair has been completed; Board is requesting meeting with attorney to discuss termite responsibility in order to proceed with final draft of Rules and Regulations; Keith will take vacation the first week of June but will be in Pipers Glen an additional two days before leaving.

Treasurer's Report: Treasurer's Report highlighted the income and expenses for the month ending April 30, 2025. One unit in arrears for maintenance fees.

Old Business:

- All items on the Agenda were included in Property Manager or President Reports.

New Business:

- Bid in the amount of \$900.00 was received for repair to Unit 5A. Board requested determination if pre-existing or new damage and responsibility of repair.
- It was noted the board is required to take certification course pursuant to new Statutes.

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

Submitted by:

Tracy Watson,

On behalf of Pipers Glen Board of Directors