

PIPERS GLEN CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 27, 2025

MINUTES

The meeting was called to order at 6:00 p.m. by President, Ann Hernandez.

Proof of Notice of Meeting was established.

Board members Ann Hernandez, Joe Maynard, Tracy Watson and Marilyn Short were present. Alex Novak and Beverly Neubecker, Ameri-Tech LCAM were also present.

Reading of the Minutes of the November 25, 2024 Board meeting was waived.

President's Report:

- Ann advised Alex Novak, our Association's Property Manager, is leaving AmeriTech. Board members expressed their appreciation for his service to the community and wished him well in his new undertaking. The Board welcomed Beverly Neubecker as our new Property Manager.
- Ann discussed closed door executive meetings.

Treasurer's Report:

- Treasurer reported on the 2024 year-end Financials, delinquent maintenance fees due possibly to issues with coupons, and status of hurricane insurance and claims.

Manager's Report:

- Alex reported on the status of the hurricane damages and inspection by insurance adjuster. Pipers Glen will be receiving an additional \$17,972.57 over and above the initial \$29,716.22 to cover the cost of repairing the carports.

Old Business:

- Discussion regarding the tenting for drywood termites by Couch's Pest Control of Units 11a, 11B, 11C, and 11D scheduled for February 13, 2025. Board requested scheduling of quarterly termite inspections.
- Further discussion regarding the carport repairs by J&M Aluminum. Notice of Commencement was signed, awaiting issue of permit for work to commence. Property Manager will request inspection and seek bids regarding repairs to sheds.
- Discussion regarding the revision of the Association's Rules and Regulations presented to the Board. Joe Maynard made a Motion to schedule a meeting to review the proposed Amendment to the Rules and Regulations. Motion seconded. Motion carried. Ann requested the amended Rules and Regulations be placed on the Agenda of February's Annual Meeting.

New Business:

- Discussion by Board regarding the parking concerns for residents of 11a, 11b, 11c, and 11d. Board authorized the temporary reassignment of guest parking spots for those residents who have lost their carport parking due to the hurricane damage. Residents of those units will be assigned four (4) guest parking spots until such time as carport repairs are made and deemed safe to be used.
- Alex advised of the receipt of four (4) Notices of Intent to be a candidate for the Board for 2025. Election of Board of Directors will be held at the Annual Members Meeting on February 24, 2025. Unit Owner Proxies and quorum are required and encourage all unit owners to attend.

- Board asked Property Manager to discuss with Landcrafters re taking on the responsibility and cost of our community's lawn pest control as well as lawn sprinkler services, and cancelling service by BugMaster and Charlie's Wells.
- Request was made by unit owner for a roof inspection regarding possible roof damage. Property Manager will ask for an inspection by Arry's Roofing to determine if roof damage and who is responsible for repairs.

There being no further business to come before the Board, the meeting was adjourned at 6:50 p.m.

Submitted by:

Tracy Watson,

On behalf of Pipers Glen Board of Directors