

PIPERS GLEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 24, 2025

MINUTES

The meeting was called to order at 5:37 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.

Minutes of the January 27, 2025 Board meeting were read and approved.

President's Report: Ann reported there are sufficient funds remaining in petty cash. Acknowledged Keith Fortenot's six year maintenance service to Pipers Glen.

Treasurer's Report: Marilyn's Report highlighted the expenses for the month and approximately \$2,800.00 in maintenance fee delinquencies. Discussion followed regarding the payment of 2024 income tax on interest earned on our roof loan proceeds and suggestion that we utilize some of the interest on future maintenance projects.

Manager's Report was presented:

- Beverly reported on status of storm damages. Still waiting for quotes and permits from J&M Aluminum, CAO, CM3, and Southern Building Rehab Group for shed and carport repairs in Glen Court and Amberlea Drive S. It was suggested by the Board that temporary parking be provided for those unit owners on Amberlea Drive until such time as repairs can be made. Request by the Board to proceed with Amberlea Drive repairs as soon as possible to expedite carport parking for those unit owners.
- Beverly provided legal opinion from Piper Glen's attorney regarding the ongoing termite issues. It has been determined the Association is responsible for common elements infestation. The Association will provide quarterly inspections to determine responsibility. Unit owner is responsible for interior of unit and is required to immediately remediate any infestation and report said infestation to AmeriTech.
- Legal opinion from Piper Glen's attorney stated unit patio enclosures will no longer be allowed. Repairs and damage caused to those currently installed, and to the common elements as a result, are the sole responsibility of the unit owner.

Old Business:

- Discussion regarding dumpster repairs. Motion made by Marilyn to accept the \$985.00 bid of Fence Company Near Me to repair the damage to the Amberlea dumpster. Motion carried. Board asked Beverly to submit the cost of the repairs to the insurance adjuster for reimbursement due to hurricane damage.
- Board discussed the proposals of Landcrafters regarding their additional service of the lawn insect control and reclaimed sprinkler service. The Board found the increased cost to be prohibitive and will keep the services of Bug Master and Charlie's Wells until further notice.

New Business:

- Discussion regarding trimming of trees and shrubs. Board requested Beverly seek quotes for trimming of trees. Board discussed the planting of shrubs, sod and mulch now that the planting season is here.

There being no further business to come before the Board, the meeting was adjourned at 6:25 p.m.

Submitted by:

Tracy Watson, Secretary

On behalf of Pipers Glen Board of Directors