

PIPERS GLEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 26, 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, Marilyn Short, Joe Maynard and Tracy Watson were present. AmeriTech Property Manager Beverly Neubecker was also present.

Motion was made to waive the reading of the November 2025 Board Minutes. Motion carried.

President's Report: Ann reported all outstanding projects are soon to be completed.

Treasurer's Report: Marilyn provided information regarding the account balances, invoices, monies available in reserves, and maintenance fee delinquency. Board approved sending the maintenance fee delinquency for 1590 to the attorney for collection if payment in full is not received by January 29, 2026.

Manager's Report:

- Property Manager reported on Association's financials, carport and termite update, and ongoing project repairs.
- Beverly reported the large increase in City of Dunedin reclaimed water expense for the past three months was due to an increase in rates. Water usage during that time did not indicate excessive usage.
- Website information will be provided to unit owners when site is completed.

Old Business:

- Beverly advised the Board the hurricane carport repairs are almost complete.
- Motion was made and seconded to approve the bid of Parkview Development of \$2,860.00 for repairs of soffit, fascia and window trim to 1570, 1573, and 1581. Motion carried.
- Motion was made and seconded to approve the bid from Parkview Development of \$1,965.00 for soffit and fascia repairs to units 1569 and 1571 as discussed at January 15, 2026 Board workshop. Motion carried.
- Board requesting bid from Fuller Electrical to install new conduit and wiring for carport lighting on Amberlea. Upon completion of this install, all pending hurricane projects for repair will be completed.
- Board requested Beverly follow up on service of sprinklers from Landcrafters. Keith installed door sweep on 1562 carport shed to eliminate any potential water intrusion at threshold and will follow up on sprinkler concern at 1581.

New Business:

- Board approved reimbursement of \$2,090.00 to unit owner at 1595 for inspection and repair to under slab pipe leak by Dry Solutions and Drain Team.
- Board requested Beverly investigate any potential covenant violations or vehicle issues at 1569.
- Reminder to unit owners that Annual Meeting and election of officers is February 23, 2026. Board requested volunteers to assist with community projects.

There being no further business to come before the Board, the meeting was adjourned.

Submitted by: Tracy Watson

On behalf of Pipers Glen Board of Directors