

Embassy Park Condominium, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Conference call in number: (712) 770-4035 Code: 157739
Unit 202
May 1, 2018
OFFICIAL MINUTES

The meeting was called to order at 7:00 pm by Ed Walker, President.

Directors Present: Ed Walker, Dian Vujovich, Darlene Crawford, Orfelía Mayor, Chey Griffith, June Howard, Phil Yorston

Directors Absent: Nestor Daneri

Management Present: Laura Carlisle, LCAM Sea Breeze CMS.

The Board reviewed the minutes from the April 10, 2018 2018 Board of Directors meeting.

MOTION: Ed Walker made a motion seconded by Darlene Crawford to approve the April 10, 2018 Board of Directors meeting minutes. The motion carried 6-0.

The Board reviewed the Financials. The Board discussed projects that need to take place in the near future. They include but are not limited to replace call box at front, back fence, fix road, roof issues, wall/siding. The board discussed amending the budget and amending the special assessment so that it clearly specifies the work that needs to take place.

Dian Vujovich performed her first orientation and noticed issues with the process that she will be working on correcting. Approved 405 rental approved

The trees need to be trimmed in the community. Management is currently out to bid and will send the proposals in as soon as they are available. The cost may be around \$10,000. Management will work with meeting with the tree companies to make sure that we are all on the same page.

The pump on the pool needs to be replaced. National Pool recommended a Variable Speed Pump since it is the most economical for the community. The proposal to replace is \$2,166.34.

MOTION: Ed Walker made a motion seconded by June Howard to approve the quote #139162 in the amount of \$2,166.34 for the variable speed pantera pump. The job cannot exceed \$2,500. The motion carried 6-0.

Chey Griffith left the meeting at 7:31

An offer was submitted to the association for the 604 unit. The offer was for the buyer to purchase the unit for \$1000 subject to the mortgage.

MOTION: Darlene Crawford made a motion seconded by Ed Walker to approve the offer of \$1,000 as long as the owner pays the current quarter assessment as well as the purchase price. The motion carried 3-2. Dian Vujovich voted against and Phil Yorston abstained.

The Board will provide a list of items that need to be included in the Special Assessment such as cleaning up the property, Lighting, pavements, roofing, tree removals, new plants, and fences.

The Board agreed to have the CPA perform an audit.

Management discussed different banks that they recommend for the community.

MOTION: Phil Yorston made a motion seconded by Ed Walker to open and Operating and Reserve account at Centerstate with the signers to be Orfelía Mayor, Ed Walker and Darlene Crawford. The motion carried 4-1 with June Howard abstaining.

There being no further business the meeting was adjourned at 8:06 pm.