

Embassy Park Condominium, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Conference call in number: (712) 770-4035 Code: 157739
Unit 202
April 10, 2018
OFFICIAL MINUTES

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

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

Management Present: Laura Carlisle, LCAM Sea Breeze CMS.

The Board reviewed the minutes from the February 8, February 13, 2018 and March 13, 2018 Board of Directors meeting.

MOTION: June Howard made a motion seconded by Darlene Crawford to approve the February 8, February 13, 2018 and March 13, 2018 Board of Directors meeting minutes. The motion carried 6-1 with Chey Griffith abstaining.

The Board reviewed the Financials.

It was made clear that a \$25,000 line of credit had to be used through Wells Fargo in order to just meet the basic maintenance/overhead for this quarter.

The Welcoming Committee gave an update on the applications.

The Board discussed going out to bid on the tree trimming. Management will submit the bids as soon as possible.

Management drafted a letter to go to CMC in regards to Villa Del Lago. Management will send a letter and call the management company.

Specifically the dangerous dead tree that is at risk of falling onto the sidewalk that our residents use for ingress and egress to their home.

Fence in same area is in bad condition and is falling

The Board reviewed an architectural application for 907. Permits have been obtained from the City of WPB and they have met with the ARC committee. Minutes of meeting from the ARC committee were shared with the board.

MOTION: Phil Yorston made a motion seconded by Chey Griffith to approve the application for the windows and doors at 907. The motion carried 4-3. Ed Walker and Nestor Daneri voted against the motion and June Howard abstained.

The ARC Committee (Darlene Crawford) discussed French Door requests and other types of windows and door installations in the community. Ed Walker suggested that written criteria or the installation of windows and doors. This discussion is tabled for a future meeting.

The Board discussed the reorganization for the Board of Directors. Dee Banker sold her property in the community and no longer is a Board Member and June Howard gave up her position as the Treasurer.

MOTION: Ed Walker made a motion seconded by Phil Yorston to appoint Dian Vujovich to the Board as a Director. The motion carried 7-0.

MOTION: Ed Walker made a motion seconded by Darlene Crawford to appoint Orfelía Mayor as Treasurer. The motion carried 7-0.

The Board discussed projects that may need to be done in the community.

The Board discussed collections and to make sure that the association demands rent from the tenants of the delinquent owner.

Management has been asked to get a proposal to replace the back fence.

There being no further business the meeting was adjourned at 7:51 pm.