

**PARK HOMES AND LOFTS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
January 20, 2025**

NOTICE

Upon notice, duly given and received, the Park Homes and Lofts Association General Session Meeting was to be held on January 20, 2025, at 7:02 p.m. via zoom.

BOARD MEMBERS PRESENT

Peter Leber: President
Stephanie Scott: Vice President
Patti Londre: Treasurer
Alisha Keyes: Secretary

BOARD MEMBERS NOT PRESENT

Peggy Kalathil: Member at Large

SEABREEZE MANAGEMENT COMPANY, INC.

Crystal Valencia, Director of Community Management
Dena Mark, Senior Community Manager

CALL TO ORDER

The meeting was called to order at 7:02pm.

HOMEOWNER FORUM

The following items were discussed during forum:

- Various Items

Architectural Review

-NONE AT THIS TIME

LANDSCAPE COMMITTEE

The Landscape committee gave their report on the latest landscape report and proposals provided. It was also motioned and seconded to approve the rate increase for the monthly landscape contract with Brightview landscaping to \$1,046.00 a month. Motion carried.

Ratification

It was motioned and seconded to ratify the following expenditures:
U.S. Automation: \$12,338.00 – For fobs and remote distribution. Board to discuss distribution.
EmpireWorks – Balcony repair unit 414 - \$14,789.24
Mckowski's – Storage Room Repairs - \$2,070.00
The motion carried unanimously.

Financial Statements – The Board tabled the November financials for further review and discussion.

OLD/NEW BUSINESS

Mckwoskis Maintenance Bids:

Sump Pump Maintenance Bid – 2 sump pumps for 1 a year service at the rate of \$3,500.00

Boiler Maintenance Bid – Annual Maintenance at a cost of \$5,000 per service

Elevator Painting – Elevator wells and doors painting at a cost of \$2,550.00

It was motioned and seconded to approve all three of the above maintenance bids by Mckowskis Maintenance.
Motion carried.

SB326 Report and Bids:

The Board enclosed the SB326 report and requested management to obtain bids for all repairs noted in the report.

Roof Replacement and Other roofing bids:

The Board tabled the homes roof replacement bids while we wait on the additional bids from Costa and Precision Construction and Painting.

It was motioned and seconded to approve the Wences gutter repair bid in the amount of \$630.00 for unit 404. Motion carried.

Trash Overages:

It was motioned to approve one additional recycling pickup a week at a cost of \$98.16 a month from Athens.
Motion Carried.

Hydro jetting:

It was motioned to approve the Splash plumbing vertical hydrojet test bid at a cost of \$2,317.00. Motion carried.

2025 PH&L Roadmap and Annual Maintenance Calendar:

The Board reviewed the calendar proposed by Management and will review and add items to the calendar as needed.

Next Meeting

The next regular meeting is scheduled for Monday, March 10, 2025.

ADJOURNMENT

There being no further business to bring before the Board of Directors, General Session was adjourned at 8:24 p.m.

SECRETARY'S CERTIFICATE

I, the duly appointed and acting Secretary of the Park Homes and Lofts Association, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the minutes of the General Session Board of Directors Meeting held on January 20, 2025, as approved by the Chairman of the Meeting.

Signed by:

47848C4704B8429...
Board Member

3/21/2025

Date