

PINE TREE PLAZA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
5/30/14 1:00pm  
Mountain Chalet Property Management office  
Pine Tree Plaza  
**APPROVED**

**CALL THE MEETING TO ORDER**

The meeting was called to order by Cory Burris, President Board of Directors (BOD) president at 1:03am

**ROLL CALL**

Cory Burris, BOD president via phone  
Jeff Herren, BOD vice president via phone  
Dick Norman, BOD secretary.....Mountain Chalet Property Management

**APPROVAL OF MINUTES FROM 4/14/14 BOD MEETING**

BOD meeting minutes from the 4/14/14 meeting were presented for review. After review, Jeff moved to approve the minutes as presented. Cory seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT**

MCPM presented the BOD with a copy of the financials. During a review of the year to date budget the BOD requested it be researched to see why the trash expense is over budget. MCPM detailed the reasons for the other three expense line items that were over budget.....ADMIN overage is a result of the multiple HOA/owner insurance claims.....INSURANCE overage is a result the insurance claims not being closed out at this time.....SNOW REMOVAL overage is a result of the extensive snowfall last winter. Jeff moved to accept the financial report as presented. Cory seconded the motion. Motion passed unanimously.

**OLD BUSINESS**

**A. DOWNTOWN IMPROVEMENT GRANTS**

MCPM has submitted the grant request to the Town of Winter Park for the building of a trash dumpster enclosure. The Town will make their selections and let the HOA know of their choices.

**B. SCHINDLER ELEVATOR**

The Schindler Elevator offer has been accepted and the PM agreement signed.

**C. REVIEW AND UPDATE OF ASSOCIATION RULES AND REGULATIONS**

MCPM is still in the process of revised and categorizing the HOA Rules and Regulations.

**D. INSURANCE CLAIM WATER DAMAGE UPDATE**

Most of the repairs have been made to the damaged units. The final claim(s) have not yet been settled but should be within the next 60 days.

## **NEW BUSINESS**

### **A. BUILDING PAINTING**

The BOD approved the painting of the building last year in order to lock in a lower price. The BOD also wanted to make sure all damaged wood/trim be repaired or replaced during the paint process.

### **B. PARKING LOT REPAIRS**

MCPM reported that two contractors have been contacted to take a look at the parking lot and provide cost estimates to seal the cracks and also to fix a few small pot holes that developed from construction equipment/vehicles parking lot use during the condo unit repairs. MCPM will get proposals for the crack sealing and also for repair of the pot holes.

### **C. LANDSCAPE-TOWN OF WINTER PARK**

The Town of Winter Park agreed to "re-create" our drainage at the north end of the front parking lot. The drainage was damaged when the town backfilled after installing a new sidewalk. It was also noted that the Town of Winter Park will hydro-seed the backfilled areas this summer in an effort to create a natural reseed environment.

### **D. DUMPSTER ENCLOSURE**

It was previously discussed that the dumpster enclosure build was submitted as a request to the Town of Winter Park for a downtown improvement grant.

### **E. PARKING LOT AVAILABILITY**

As a result of Winter Park Lodging buying three condo units last year the parking lot availability has been an issue. WPL has 5 company vehicles along with a number of employees that use the parking lot. The Pine Tree Plaza CCRs mandate each of the 25 unit owners at Pine Tree Plaza be provided with one parking spot. There are approximately 39 parking places when the two handicap slots and the check in slot for WPL. After a lengthy, spirited discussion the BOD agreed to provide 8-10 assigned parking stalls in the rear parking lot south of the garage. The parking stalls will be striped and WPL will be asked to provide signage identifying this parking area for their company only. WPL will not be allowed to park anywhere else on the Pine Tree Plaza property. The new parking policy will be effective July 1, 2014.

## **SCHEDULE NEXT BOARD OF DIRECTORS MEETING:**

The BOD to schedule the next BOD meeting for August 22, 2014 at 1:00pm.

## **ADJOURNMENT**

With no other business to discuss Jeff moved that the meeting adjourn. Cory seconded the motion. Motion passed unanimously. Meeting adjourned at 2:30pm