

**Park Place Owner's Association  
Board of Director's Meeting Minutes  
July 20, 2008  
3:10 p.m.**

Present from BoD: Barbara Pilkington, Frank Desmond, Judy Brown, Charlie Seay  
Property Manager: David Robbins  
P P Residents: Helen Doyle, Betsy Mebane, Judy Gustinis

Minutes of the May 18<sup>th</sup> Board meeting were read and approved.

**Property Manager Report:**

There are 9 buildings yet to paint this year. The decks on several buildings are also scheduled to be re-stained this year. David is looking for a different company to do the decks. The decks on one building need extensive repair, which needs to be done before they are refinished.

There was discussion on windows. The HOA is responsible for the frame, but not the windows themselves. Windows are looked at carefully before any painting is done.

Many of our mailboxes are in need of repair. David suggested that we put it in next year's budget to replace them all. Since, it would be much cheaper per mailbox to do them all at once.

The repairs and seal-coating of the asphalt will be scheduled for this fall.

**Landscape Committee:**

Helen asked about current expenses for her committee, since there are dead shrubs that need to be replaced. After reviewing the budget and expense reports, she was told there was approximately \$750 remaining for this year.

**Clubhouse/ Pool Committee:**

Betsy said that things had gone very well this year. No problems with individuals. There was a leak in the pump that was repaired. She stated that next year, there will be several things that need painting and upkeep. She estimated \$5,000 would be needed for this work.

**Architectural Committee:**

Frank is working on an article for the next newsletter regarding requirements for changes to our homes. Not only does the HOA need to give permission, but so does the Town of Cary.

**Newsletter:** Several items were discussed that need to be addressed in the next newsletter:

Several homes have had leaks in the main water line. Residents need to be told to check their water usage for possible leaks.

Lightening strikes have hit our community several times over the past 10 years. Residents need to consider surge protectors for their homes. Progress Energy provides such a service.

Reminder of all that is available via the website will be discussed; such as, street lights, work orders, calendar, etc.

Appreciation for pool operations to everyone, to Betsy for the maintenance, and Kelly for her article in the last newsletter.

Article from Frank regarding Architectural changes.

**New Business:**

Barbara moved that Frank Desmond be added as a signer to our checking account. Currently there are only two signers, Barbara and Judy. With three eligible signers we would always at least two people available to sign checks. Motion seconded and passed.

The next meeting will be on Sunday, Sept. 21<sup>st</sup> at 3:00 p.m.

Meeting adjourned at 4:20 p.m.

Minutes submitted by: Judy Brown

Minutes approved on: 9/21/08