

Las Palmas Homeowners Association

Board of Directors Meeting Minutes

Date: December 18, 2024

Time: 6:00 PM

Location: Zoom

Attendance: Directors Josh Kitner, Brenda Falger, and Kellie O'Connell were present. Also present was Association Manager, James Myrthil with Ameri-Tech Community Management.

1. Call to Order

The meeting was called to order by Director Kitner at 6:15 PM.

2. Approval of Previous Meeting Minutes

- The minutes of the previous meeting were reviewed.
- A motion to waive the reading of the minutes and approve them as written was made and seconded.
- The motion carried unanimously.

3. Community Re-Roofing Discussion

- Updates to the re-roofing project were presented by representatives from the roofing company.
- Details included the process of replacing plywood and managing additional costs due to wood rot.
- Board members requested regular updates and documentation for additional charges.
- The contractor committed to completing the project within 90 days of initiation.

4. Collections Escalation

- Discussion on delinquent accounts and payment system transition.
- A plan to send delinquency notices and initiate the collection process was agreed upon.
- The Board will review accounts receivable for consistency with previous financial records.

5. Open Forum

- Homeowners were invited to share concerns, but no major issues were raised.
- Discussion of homeowner compliance with property maintenance standards occurred.

6. Adjournment

- The meeting was adjourned at 6:36 PM.
- The next meeting date will be announced in future communications.