

PARKWOOD SQUARE APARTMENTS ASSOCIATION A

BOARD OF GOVERNORS MEETING

Friday, May 25, 2022, 4:00 P.M.

Courtyard

PRESENT: President Jacque Benedict, Vice President Craig Frank, Secretary/
Treasurer Jane Brown

Jacque Benedict called the meeting to order. It was determined there was a quorum present and that Proof of Notice had been provided.

In connection with a report regarding the repair of the railings on the second and third floor, Craig Frank reported After Hours was currently working on the project and should have the repairs completed by the end of the week. He also reported they had completed the work on the elevator room door.

The board reported that as a result of the collapse of the condominium in Miami, insurance premiums had increased significantly. The condominium insurance increased by approximately \$12,000 for the current year, and it is anticipated there will be another significant increase next year.

Craig Frank reported that he was currently reviewing quotes for drainage maintenance and downspout cleaning. This is an ongoing problem and he reported the board would continue to look for affordable solutions.

The president then introduced new residents – David Pomerantz and Mary Hillebrands of Unit 106, and Jennyne Nohl of Unit 211.

In connection with a proposed amendment to the Rules & Regulations (see attached), it was moved and seconded to approve the proposed amendment. All were in favor of the motion.

In connection with new business and resident concerns, the following issues were raised:

Parking in portico – residents are reminded that the portico is for loading and unloading only, not for extended periods of time.

Storage Rooms – it was reported that there are items in the storage rooms blocking access to the lockers. Residents were requested to remove those items and the board stated they would do an inspection to be sure there is access to the lockers.

Trash/garbage – Residents were reminded that all garbage is to be bagged and the bags securely tied to prevent spillage.

There being no further business, the meeting was adjourned at 4:35 p.m.

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Proposed Change to Rules and Regulations
MAY 25, 2022

2. In the case of a lease, the term of the lease shall be for no less than twelve (12) consecutive months to a specific lease or more than once in any period of twelve (12) consecutive months, unless specific exception is approved in writing by the Board of Governors for a shorter term.
Additional restrictions applicable to leasing of units apply:
 - a. New Purchasers – No unit may be leased by a new owner during the twelve (12) consecutive months following transfer of title of the unit.
 - b. Maximum Number of Leased Units – No unit shall be leased once the aggregate number of residential leases that have been approved and exist reaches ten percent (10%) of the total number of units in the Condominium.
 1. Once 10% cap has been reached, the Association shall maintain a list of owners who wish to lease their unit. The association shall provide the unit owner thirty (30) days from the date of written approval to lease the unit.
 2. After the passage of time identified herein, if an applicant for lease of the unit has not been approved, the next unit listed shall be allowed to proceed.

NOTE: Language underscored is new language to be added to Rules & Regulations.