

DIPLOMAT BOARD OF DIRECTORS MEETING

TUESDAY, MARCH 12, 2024

PLACE: CLUBHOUSE AUDITORIUM

TIME: 6:30 PM

Dial in to Meeting (Listen Only)

712-832-8330 OR 712-832-8599

Access Code 2138702

MINUTES

I. Call to Order – Pati Lytle called the meeting to order at 6:30pm

II. Roll Call – Martha Meegan called the roll - Pati Lytle, John Thornbrugh, Wayne Morgan, Martha Meegan, Kim Morwood present, Bruce Schrier traveling. Quorum established.

III. Proof of Notice – Pati Lytle - Posted March 9, 2024, in the lobby bulletin board.

IV. Approval of Minutes – John Thornbrugh motion to Accept the February 13, 2024, meeting minutes as written; Kim Morwood second. Motion Passed unanimously 5-0

V. Reports of Officers

A. President's Report – Pati Lytle - None

B. Treasurer's Report – Wayne Morgan presented the Diplomat Financials for January 2024

C. Secretary's Report – Martha Meegan

VI. Reports of Committees

A. Building Committee Report – Martha Meegan presented the Architectural Change Request Report for March.

B. Landscape - B Schrier - None

C. Fining Committee – B Schrier - None

D. Orientation – P Lytle - None

E. Pet Committee – L Carlo - None

F. Bicycle/Car Registration Committee – W Morgan - None

G. T.S. Masters Association – P Lytle, W. Morgan - None

VII. Unfinished Business:

A. Coach Light Update - Pati Lytle asked the board to consider tabling the coach light project until the Fall, possibly at the Annual Meeting. One concern is the upcoming Meter Room project and having another electrical project going on at the same time. In addition, waiting would keep that money in the electrical reserve that could be available in the event of an unforeseen issue during the

Meter Room project. Also, the Structural Integrity Reserve Study (SIRS) report has arrived and needs to be analyzed regarding suggested replacement of the Coach Lights. Pati Lytle motion to table the Coach Light project until the Fall, John Thornbrugh second. Motion passes 5-0

VIII. New Business:

- A. Spectrum Rebate - Pati Lytle updated the board on the Spectrum Contract. The profit-sharing rebate to the Diplomat from Spectrum of \$27,000 has arrived. The SIRS report needs to be analyzed thoroughly. After speaking with our attorney, he advised that we not rebate it to the owners, but that it goes into Operating Expenses or go into a reserve item. Pati Lytle motion to table the discussion on the Spectrum Rebate to a later meeting after the SIRS report is examined fully. After discussion from the board and owners who signed up to speak, John Thornbrugh second. Motion passes 5-0

- B. Revisit Meter Room Contract - Kim Morwood asked the board to revisit the Meter Room Contract and consider canceling the contract with Commercial Electric. After much discussion, from the board and owners who signed up to speak, Kim Morwood motion to contact our attorney about revisiting or canceling the contract with Commercial Electric. There was no second to the motion. The motion dies on the floor.

- C. Owner/Renter Construction Hours - Pati Lytle discussed adjusting hours when owners can do minor work in their condo units in the evenings. This item is tabled for now pending further research in our documents.

IX. Next BOD Meeting April 9, 2024 @ 6:30pm Clubhouse Auditorium

X. Adjournment - Pati Lytle adjourned the meeting at 7:15pm

Posted March 15, 2024