

DIPLOMAT BOARD OF DIRECTORS MEETING

**TUESDAY, JANUARY 10, 2023**

PLACE: CLUBHOUSE AUDITORIUM

TIME: 6:30 P. M.

**OR**

VIA CONFERENCE CALL

**MINUTES**

I. Call to Order - Pati Lytle called the meeting to order at 6:32pm

II. Roll Call - Martha Meegan called the roll; Pati Lytle, John Thornbrugh, Wayne Morgan, Martha Meegan present. Quorum established

III. Proof of Notice - Pati Lytle Posted the Notice of Meeting/Agenda on January 8, 2023

IV. Approval of September 13, 2022, and November 15, 2022 Meeting Minutes - Pati Lytle motion to accept the minutes from September 13, 2022 as written, Wayne Morgan second. Motion carried 4-0. Pati Lytle motion to accept the minutes from November 15, 2022, as written, John Thornbrugh second. Motion carried 4-0.

V. Reports of Officers

- A. President's Report – PL (none)
- B. Treasurer's Report – WM (none)
- C. Secretary's Report - MM (none)

VI. Reports of Committees

- A. Building Committee Report – John Thornbrugh, Martha Meegan
- B. Bicycle/Car Registrations - Wayne Morgan (None)
- C. Landscape – Bruce Schrier (None)
- D. Fining Committee - Bruce Schrier (None)
- E. Orientation – Pati Lytle motion to welcome and accept new residents Dennis and Cynthia Coyne in unit 1010, Michael Kenney in unit 1008 and Bryan and Tina McMahan in unit 408, Martha Meegan second. Motion carried 4-0
- F. Social – Martha Meegan (None)
- G. Pet Committee - Linda Carlo - (None)
- H. T.S. Masters Association Update – Pati Lytle

VII. Unfinished Business:

- A. Discuss Building Floor Checks, Update (Next Steps) - (BS) Bruce Schrier asked for a copy of the spreadsheet from the original inspection. Secretary Martha Meegan will provide it to him.
- B. Engineering Report Update - Pati Lytle

VIII. New Business:

- A. Motion to Record CD – Wayne Morgan Motion to Record Bank OZK CD #8600 for \$141,900 which matured 11/22/2022; transferred \$150,000 to WinTrust Wealth Management to purchase 18-month CD at interest rate of 4.85 percent which matures June 17,2024. Pati Lytle second. Motion carried 4-0

- B. Insurance Update - Pati Lytle updated the board on the All-Peril Insurance costs for 2023 coverage
- C. Discussion and Approval of various building maintenance items - John Thornbrugh updated the board on several bids for upcoming maintenance items; hot water storage tank at a cost of \$1600, work scheduled soon. Replacement/upgrade to the Fire Safety valve equipment for the water pressure inspection by the City of Gulfport. Seal & Re-stripe the parking lot. One bid for \$12,500, seeking other bids. This is for the 136 parking spaces under the carports and Guest/Visitor parking plus the east and west drive entrances to the Diplomat.
- D. Board Appointments - Speaker, Kim Morwood spoke for 3 minutes on this item followed by appointment discussion by Pati Lytle, President.

IX. Next BOD Meeting TBD

X. Adjournment - Pati Lytle

Posted January 12, 2023