

DIPLOMAT BOARD OF DIRECTORS MEETING

TUESDAY, DECEMBER 17, 2024

PLACE: CLUBHOUSE AUDITORIUM

TIME: 6:30 PM

Dial in to Meeting (Listen Only)

712-832-8330 OR 712-832-8599

Access Code 2138702

AGENDA

Owners may speak concerning any item under Unfinished Business or New Business, no more than (3) minutes per Agenda Item. **Sign the speakers' sheet as you enter the meeting, identifying the Agenda Item you wish to speak about.** If you have a concern, feel free to contact a Board member to possibly have the item added to a future meeting. **General questions will be answered at the end of the meeting in accordance with condominium statute 718.**

Please silence your cell phone. The meeting may be tape recorded, including discussions by members of the audience.

I. Call to Order – P Lytle -

II. Roll Call – M Meegan -

III. Proof of Notice – P Lytle - Posted Updated meeting notice on December 6, 2024, in the official lobby bulletin board.

IV. Approval of Minutes – Pati Lytle Motion to Accept the Emergency Meeting Minutes of November 18, 2024, as written.

V. Reports of Officers

A. President's Report – P Lytle - None

B. Treasurer's Report – W Morgan - None

C. Secretary's Report – M Meegan -

VI. Reports of Committees

A. Building Committee Report – P Lytle / M Meegan ACR's

B. Landscape - B Schrier - None

C. Fining Committee - P Lytle - None

D. Orientation – P Lytle -

E. Pet Committee – L Carlo - None

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

G. T.S. Masters Association – W Morgan /P Lytle -

VII. Unfinished Business:

- a. Board of Directors Code of Ethics Discussion and Motion to approve - P Lytle
- b. Coach Light Contractors Discussion and Motion to approve - M Meegan

VIII. New Business:

- a. Pati Lytle motion to move remaining balance of \$5806.45 from Electrical Special Assessment (Meter Rooms) into Plumbing reserves.
- b. Pati Lytle motion to move \$9800 from Operating (Cable TV excess) to Plumbing Reserve.
- c. Angela Mastrangelo, Hurricane Protection for Building common areas. Motion to approve contract.
- d. Martha Meegan, motion to approve maintenance contract with Fast of Florida on elevator house AC.
- e. Pati Lytle, Motion to approve maintenance contract with Coastal Service for Generator, building Water boost system and Fire Pump controller.
- f. Pati Lytle, Motion to approve annual maintenance contract on Fire Pump with Fire Safety.
- g. Pati Lytle, Motion to approve contract renewal with Japosid Cleaning Services.
- h. Wayne Morgan Vehicle Parking Tag Replacement Fee Discussion and motion to approve.

IX. Next BOD Meeting January 14, 2025 @ 6:30pm Clubhouse Auditorium

X. Membership Q & A – The Board will answer any general questions from the audience.

XI. Adjournment - Pati Lytle

Posted December 06, 2024