

# DIPLOMAT BOARD OF DIRECTORS MEETING

**TUESDAY, FEBRUARY 14, 2023**

PLACE: CLUBHOUSE AUDITORIUM

TIME: 6:30 P. M.

## MINUTES

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

II. Roll Call - Pati Lytle, John Thornbrugh, Wayne Morgan, Martha Meegan all present, quorum established.

III. Proof of Notice - PL - Posted February 12, 2023

IV. Approval of January 10, 2023, Meeting Minutes - Pati Lytle motion to approve the January 10, 2023, meeting minutes as written. Wayne Morgan second. Motion carried 4-0

V. Reports of Officers

A. President's Report – PL (None)

B. Treasurer's Report – Wayne Morgan reported on the Diplomat 2022 Year End Financials

C. Secretary's Report - Martha Meegan delivered the monthly Secretary's report

VI. Reports of Committees

A. Building Committee Report – John Thornbrugh, Martha Meegan (ACR's)

B. Bicycle/Car Registrations - Wayne Morgan (None)

C. Landscape – Bruce Schrier

D. Fining Committee - Bruce Schrier (None)

E. Orientation – Pati Lytle

F. Social – Martha Meegan

G. Pet Committee - Linda Carlo - (None)

H. T.S. Masters Association Update – Pati Lytle (None)

VII. Unfinished Business:

A. Discuss Building Floor Checks, Update (Next Steps) - (Pati Lytle) A second walk through of the building was recently completed by Pati Lytle and Bruce Schrier to see if any owners had addressed items of concern since the original walk through. With the updated list, owners will be receiving a letter outlining the cosmetic items that need attention with a due date for completion.

B. Engineering Report Update - (Pati Lytle) Our Engineer will be meeting with the board soon to discuss the proposals by contractors for the needed repairs to the Diplomat.

VIII. New Business:

A. Insurance Update - (Pati Lytle) The 2023 All Peril Insurance has been paid in full, \$234,207.56. Our Flood Policy Insurance is due in April 2023.

B. ACR Updates - (Martha Meegan) - The Building Committee is currently reworking the ACR and its addendums to reflect changes to the Door regulations following the membership approval to return ownership and responsibility of the condo entrance doors to the owners. The committee is also reworking the Owner and Contractor Responsibilities pages of the ACR.

C. Landscaping Proposals - (Bruce Schrier) Proposals are still being gathered for new landscaping here at the Diplomat.

- D. Diplomat Committee's of Record - (Pati Lytle) A list of all Committees and their members has been finalized, and these members are now covered by insurance. Wayne Morgan made a motion to accept this Committee of Record list. Martha Meegan second. Motion passed 4-0
- E. Traffic Control West Exit Discussion (John Thornbrugh) Some concerns have been raised regarding exiting the Diplomat property on to Shore Boulevard S. at the West Exit by the Windsor building. Discussion is taking place on ways to make it safer pulling out of this exit. We are discussing with the Landscaping Committee to trim some plantings near the grill area of our property, for better sightlines for Windsor residents as they turn to leave. Also, the East Exit by the Embassy, the Diplomat Landscaping Committee is going to be trimming the hedges for better sightlines leaving the exit onto Shore Blvd. S.
- D. Update to Violation Policy (Pati Lytle) Tabled

IX. Next BOD Meeting TBD

X. Adjournment - Pati Lytle adjourned the meeting at 6:55 PM

Posted February 16, 2023