

**Center & Park
Board Meeting Minutes
July 21, 2023**

I. Financial

- A. Report
Financial statements reviewed.
- B. Collections
Status of assessment collections discussed.

II. New Business

- A. Brick repair
Bids being solicited for brick repair on planters and areas around crawl spaces. Mason recommended by KC Services.
- B. Landscape
Working with KC Services to complete the landscape enhancements. Some irrigation issues resulted in some dead plant material. Plants will be replaced at no cost.
- C. Roof leaks
Unusual amounts of rain have resulted in some roof leaks. Leaks have not been related to membrane failure and are not covered by warranty. Leaks associated with failing sealant on penetrations and need for flashing repairs. Damaged ceiling tile will be replaced upon repair of leaks.
- D. HVAC filters
Filters have been changed out.
- E. Painting
Discussion of possible painting needs throughout the property.
- F. Backflow tests
Backflow tests were performed.

- G. 925 Common Area
Discussion of cleaning schedule and specifications. Also,
discussion of the need for new paint and carpet.

III. Old Business

- A. Lighting retrofit
Night inspection
Warranty expiration August 2023
Final inspection of all lighting will be performed prior to
warranty expiration.