

Bldg Rep meeting minutes for 8/7/25; 10 reps/alternates in attendance, 1 guest and 8 on zoom.

Barbara DeClerque opened the meeting at 10:00 am by welcoming everyone to the meeting including Property Manager Iris Rosario and board member, Gloria Gracia (who will be speaking regarding the Communications Committee). Barbara asked anyone who has a question or wants to say something to come up front to use the microphone so that those on zoom will be able to hear better. She advised those attending via zoom can ask questions by sending a text.

Barbara asked for someone to make a motion to waive the reading of the 7/3/25 meeting minutes as they have already been emailed to all reps, alternates. Kay Hilton, bldg 7 made that motion, seconded by Mary Menis.

Property manager Iris' report:

#1. The parking stops have not been painted yet as maintenance is now working on painting the interior of each of the laundry rooms in each building as new washers/dryers will be installed sometime in September. After machines are installed, then the painting stops will be painted.

#2. There are many unauthorized tenants, children on the property and if you see this in your building, please fill out a covenant enforcement form. Also, some pets have not yet been registered and this should also be reported to the office. Due to some units, for sale at lower prices than in the past, some of those units have unauthorized tenants (owner not on the property). It is best to email the office to let the office know about suspicious tenants and the office can confirm yes/no if that tenant has been approved. Also, if you see a vehicle in the

parking lot for a few days and it looks unfamiliar, take a photo of the license plate and email to the office or take it into office to see if that vehicle has been registered. Owners can also fill out a see it, say it card on an unauthorized tenant, children residing here or for an unfamiliar vehicle.

#3. With weather so hot, pool heaters are set at 84 degrees. Pool heaters must be kept on year round or they fail when turned off and then turned back on. Pools will be shocked in the next week or so. The timer for the fan by the east pool cannot be turned off due to the placement of the a/c unit. If the fan is turned off the office reaches temperatures of 90 degrees. However, in the fall the timer can be set to run from noon to 3 pm only.

Comment by Shawn, bldg 14, that there has been a car sitting in the same spot, never moving, for the past 2 years and is an eyesore. Can it be removed by having it towed away? Iris advised that the vehicle owner's "unit" is in probate and this is a legal issue that may take 6 months to 1 year to be resolved. Iris advised she will speak with the attorney to get additional information regarding the removal of that vehicle.

Barbara, bldg 19, advised that there is an abandoned locked bicycle that is beginning to show signs of rust. Iris will have to give notice and then if not removed, lock will be cut and bicycle removed.

Bldg rep, bldg 7 asked what can we do with the duck poop seen on several walking areas and in some parking lots. Iris responded that the feeding of ducks must be stopped. Owners should report anyone feeding ducks and take a photo, if possible, and submit the report to the office. Iris advised that a few owners

have already been fined. Iris advised she has purchased 4 wildlife signs that will soon be installed advising “don’t feed the ducks or the gators”.

Gloria Gracia, bldg 24-101 advised that an owner in her building has witnessed landscapers with machines running over sidewalks causing some sidewalks to crack. The dumpster area needs to be hosed out and she is wondering when the sewage pipes will be flushed. Iris advised that some of the sewer pipes are maintained by the Village of Palm Springs. Others are maintained by the county and Iris said she will call the county to find out when the sewage pipes will be flushed out.

Gloria Gracia, board member, liaison to the Communications Committee advised that the Communication Committee communicates with others what is going on. The chair is currently unavailable due to travel. Their focus is to communicate to anyone, in any way. Those on the committee include Maria Rodriguez, Judy Corbisiero and Connie Bourdeau. A town hall will occur 8/19 at 7pm in the auditorium with Florida Power and Light giving a presentation regarding hurricane preparedness and will be in English and Spanish.

Also, this committee puts notices in the newsletter and oversees the monthly newsletter. It’s important for owners to communicate with their respective building reps and/or alternates. She asked reps and alternates to let the owners know that all meetings can be attended by owners. Advise new owners, in your building, about the see and say it cards. Announcement of meetings are posted at least 48 hours in advance. Also, check out the LCG website which is a good place to check for a variety of topics. If an owner wants to catch up on

their maintenance dues payments, advise them to go to the office.

Board Member Yvette Holder, via zoom, advised that if the owners don't catch up on their payments in a timely manner, then it goes to the legal department.

Another comment by Yvette, bldg 8, advised that the storage lockers, in those buildings with storage lockers, belong to the unit owner and are part of their property and recorded on their deed as well as their individual parking space. Yvette said that sometimes other owners are using locker units not assigned to that particular owner.

Judy Corbisiero thanked all the building reps and especially Maria Rodriguez.

Barbara told everyone to make sure each building rep, alternate and guest please sign in before leaving and make any changes (if applicable) regarding their email address, phone number on the building rep/alternate list.

The Meeting was adjourned at 10:50am. The next meeting will take place in the card room at 10.00am on Thurs, Sept 4th.

Meeting minutes submitted by Pat Ritari, VP