

Peppertree Lake Board Meeting July 15, 2025

Called to order: 7:02pm

**Minutes from June meeting approved**

**Manager's Report:**

\$42000+ Operational account

\$238,000 Reserves

Cable back in place as of end of May for 1<sup>st</sup> floor units

Dead palms removed

Hole filled with dirt

4 Hallway light bulbs replaced

Missing covers from Verizon cable – Spectrum to look at it

**Flood Claim Update:**

4 UNITS finished

All units have drywall, paint, water heaters are installed

Motion to allow owners to opt out of condenser replacement – motion approved

- \*must fill out form

- \*will not qualify for payment from FEMA in the future including after being sold

- \*a check from FEMA funds will be issued to owners who opt out

Trane air conditioners will be installed.

**Corey to send detailed email about**

- \*how to pay and cost or opt out for new condenser/air handler

- \*who was not deemed to need replacement by FEMA/insurance

- \*Jamestown address and directions to clubhouse

Have not received additional funds yet from insurance

**Balcony Repairs:**

2102, 1602, 1710 – approved to be repaired

Stairs in Building 19 – quote requested

2006 – Balcony needs to be replaced next