

Peppertree Lake Condo Meeting 6/16/26

Call to order: 6:00pm

Disposal of Minutes: n/a

Financial Report:

Operating Funds: \$20,145

Reserves: ~\$240, 000

Loss of \$6400

Close to Budget – Bank loan ends in July (\$770)

Payouts: Insurance (under budget), Trees, Gutters, Balconies, and Stairs

Needed 10% and now need 15% in reserves for Federal Loans

Manager's Report:

New pool permit

Landscape Company – fees to remove trees

Jetting lines – Building 23 and 20 will be done first

- While being done keep toilet seat down and shower curtains closed

Old business:

Balcony Repairs: Total of 6 repaired. Have a quote of 3 more.

- Motion made to repair the next 3 balconies, some stairs, pickets (2108)

Stairs: Building 21 and 18 need a couple stairs repaired

Gutter repair – Building 22 downspout (may need gutter repair)

Bats: \$8000 quote exit-only cover. Bats are protected until middle of August. Unit 1706.

Need to get repaired now that there have been no more instances of bats inside.

Gate between 17 and 21 and also between 20 and 21. They don't open or close properly. And some boards are loose.

Motion to Cancel contract: motioned and seconded

Contract end in December

Do not keep up with trimming Hibiscus plants

Owners of 2403 and 1709 need to be contacted about renters leaving stuff in the common areas (entry ways) which are a fire hazard

New business:

Paint Project:

Motion to hire Munyan for the painting project. Seconded.

End: 7:30pm