

Polynesian Paradise Condominium Association
6721 E. McDowell Rd.
Scottsdale, Az. 85257

11-17-25

Board members in attendance: Lisa Wise Vice President
Steve Watt Treasurer
Don Wilcox Secretary
Ed Leppert Facilities

Members in attendance, Sal Cheversia, Trish Watt, Anna Robinson, Cynthia Chrobak, Cynthia Fraley, Sue Griffin, Pam McCall, Jeanne Castro, Tom Samp, Mark Johnson, Dave Eckhardt, Diego Vasquez, Liz Newburge, Dianna Leppert, Christine Dick, Dave and Jennie Lockie, Justin Huckleby. On zoom, Mary Wilcox, Becky Bartlett, Jodi Kaullen.

Steve Watt called the meeting to order at 630 pm. Steve presided over the meeting as Pat was not present and Lisa was on zoom. Steve called the board member role, we have a quorum. Don Wilcox approved not reading the minutes after a motion by Becky Bartlett to approve the minutes, second by Trish Watt.

Begin reports, President Pat Francis, not present, no report. Lisa Wise new Vice President, no report. Steve Watt Treasurer reported on balances of checking, savings, and our CDs, as well as social committee, and laundry.

Still working with Fannie Mae to get us off of the black list. They say we have to put 10% monthly into a separate reserve account, even though we have CDs for that purpose. We have 7 delinquent owners as of November 15. Steve proposed a vote of the Board about not having a December meeting as only 1 board member would be present. The vote was 4-0 in favor of no meeting. They will resume in January. Steve mentioned the 3 monsoon rains last month and the damage that resulted to roofs and from flooding. Stated that some owners never informed their insurance agents that owners are responsible for their own roofs and were denied claims. Flooding can be solved by either digging a dry well or installation of a sump pump. Someone tried to vandalize our new backflow valve last month. Steve and Ed repaired it and chained the valve to hopefully prevent a future problem. Pool heater was repaired, now back to 87 degrees. All 10 gates will get new closers by end of the year. We are using money budgeted to replace entrance signs, (repaired instead) to fix the gates. Steve also talked about a new form for owners having work done by contractors. No construction trash in the dumpsters and owners who rent paying the applicable fees to the Association.

Ed Leppert, Facilities Director reported on maintenance recently completed. Trees trimmed, grass is being reseeded, new sprinkler schedule, getting estimate from landscaper on replacing trim around sidewalks and trees and putting down new mulch. New form on bulletin board for owners to sign if they need bushes, trees etc, trimmed. Owner to sign sheet with name, unit number and task to be completed by landscaper.

Questions from the gallery.

Justin Huckleby323B, stated that he has landscaping experience and volunteered to help with our landscaping projects' Also stated that he has a CPA in his family with access to Fannie Mae and volunteered to help with that.

Sue Griffin, 322D, question about possibly replacing some of our grass areas with desert landscaping..

Dave Eckhardt, 309C, thanked the Board members for all that they do. Talked about keeping the gates closed and keeping your eyes open about stuff in the parking lot.

Mark Johnson, 304F insurance questions.

Trish Watt, 315C, suggestion on rental forms.

Steve Watt motion to adjourn meeting, Dave Eckhardt 2nd. Meeting adjourned at 732pm.

Respectfully submitted,

Don Wilcox
HOA Secretary