

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday November 16th 2023 at 3PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 3PM.

Proof of Notice- The agenda was posted at the pool and posted on the website.

Determination of a quorum- A quorum was established with Five board members present: President, Steve Van Duzer, Treasurer Glenn Martin, Secretary Jeannette Watling Mills, Director Scott Thompson and Director Terri Crawford. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Owners present: Joyce Nies, Trudy Cook & Teresa Mock

MOTION was made by Scott and seconded by Terri to approve the minutes from the October 19th, 2023, Board meeting with corrections. **Motion passed unanimously.**

Presidents Report – Steve thanked Karen & Johnnie for cleaning up the area of the front entrance bushes. There were apparently some homeless people there that had left their items. Scott stated that the owners need to be aware of any homeless people. Steve reminded the owners that the members also and that they have put many hours into the roofing project overseeing the progress regarding the roofers. Steve asked all other owners to be respectful when they give comments regarding the project.

Treasurers Report – As Attached to these corporate documents Glen read from the October 2023 financials.

Social Committee: No Report

Landscape Committee: No Report

Unfinished Business-

Roof Project update: Steve reported that the work continues slowly, some driveways have been repaired. Advanced was on site Tuesday and reviewed the punch lists with Steve. The items are being acknowledged. There may be some items that are on the punch lists that are not roofing related. The driveway at 3139 was damaged at the front. Advanced stated they would give a monetary settlement for the repair of this driveway. Advanced will be back today or tomorrow, at this point they will contact the owners that need issues resolved for the interior. Advanced sent an email demanding the Association pay the remainder of the balance. The amounts given by advanced did not match the remaining invoices. This will be settled in the next few weeks.

The Board agreed to have advanced give a proposal for the repair and Brian will get an estimate to compare.

Privacy Fence Repair Update: Karen reported that the privacy fences will be done by the end of November. There are still some locations that need to be repaired and that should be done in 2 weeks. Karen stated that this might be done in December. Brian has contacted the owners of the two remaining fences to have the grass and weeds cleaned out so the fence can be painted and repaired.

Cabana Awning Update: Steve reported that the cabana awning is scheduled to be installed on November 28th after Thanksgiving.

Pool Deck Painting Update: Brian reported that the deck has cracks on the pool deck have been filled and the pool deck was scheduled to be painted on November 15th but due to the rain it has been postponed until the 22nd after the deck is painted the pool will be closed for two days to allow the paint to cure.

New Business- Steve reported that the fence around the lift station will need to be repaired. Brian will contact the County to see if they will have it repaired.

Terri stated that she has information on the Board certification course for Condominiums. She will send the information to the other Board members.

Owner Comments:

Owners discussed the roofing project issues and privacy fence issues. The owner stated that the landscapers are doing an excellent job.

Karen reported that some of the post lights are out. Brian reported that Scott Bardelli can replace the sensors. Karen stated that the owners can change the light bulbs.

Steve reported there is a party at the pool this Sunday. Steve thanked Nancy Moore for scheduling the party.

Next Meeting Date- December 21st at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 3:54PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors