

# PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

Thursday December 21<sup>st</sup> 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: Ron Hahle, Bob Revou & Teresa Mock

**MOTION** was made by Scott and seconded by Jeanette to approve the minutes from the November 16<sup>th</sup>, 2023, Board meeting with corrections. **Motion passed unanimously.**

**Presidents Report** – Steve reported that there has been no sign of the homeless person at the entrance. There was a nice social function on November 19<sup>th</sup> and there will be another just after the new year.

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

### **Social Committee: No Report**

**Landscape Committee:** Karen reported that three common areas: pool, inside Procter berm and inside berm at entrance will have end of life cycle bushes replaced with new plantings. The owner at 3173 has done landscape work at her unit and contacted the Landscape Committee properly. All owners can install perennial with approval. Do not leave empty pots or the blank pots from the nursery.

### **Unfinished Business-**

**Roof Project update:** Steve reported that the roofing company has been repairing driveways and gutter and downspouts. They have completed most of the interior damage. The Roofing company will not be paid until all of the work is completed. There were two leaks reported after the heavy rain last weekend. Both leaks have been repaired properly. Scott reported that two dryer vents were sealed, and the roofing company came back out and reopened the dryer vents. Discussion followed regarding the dryer vents. Lee Steward will come to the property for a roof inspection.

**Privacy Fence Repair Update:** Steve reported there are two left and they will be completed soon. Glenn stated that 3148 fence is not completed.

**Cabana Awning Update:** Steve reported that the frame has been picked up by US Awning to install the fabric. The awning will be installed after the first of the year.

**Pool Deck Painting Update:** Steve reported that the deck painting is complete and looks great.

### **New Business-**

**Canary Palm at Pool Discussion:** Karen reported that the Canary palm estimate was sent to the Board. Green Edge has been injecting the palm three times per year with nutrients and other beneficial chemicals. They would be increasing the fee for 2024. Karen would like the Board to weigh in on the increase. The Board agreed to continue with Green edge.

**Road Repair Discussion:** Glenn reported that the roads will need to be resurfaced soon. Brian will get three quotes to resurface the roads.

### **Owner Comments:**

Owners discussed the roofing project issues.

Owners were reminded that they were to remove items beneath skylights in order to avoid damage from potential falling debris during roof replacement.

**Next Meeting Date-** January 18<sup>th</sup> 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