

# **PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

Thursday January 25<sup>th</sup> 2024 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: Karen Vanduzer was present.

**MOTION** was made by Scott and seconded by Glenn to approve the minutes from the December 21<sup>st</sup> , 2023, Board meeting with corrections. **Motion passed unanimously.**

**Presidents Report** – Steve reported that the awning has been installed at the pool. There will also be new planting done at the pool. The front median will also be pressure washed. Advanced will not be responsible for damage to items owners failed to move from under skylights. Several notifications were sent out regarding this prior to the start of the project. Steve repeated that advanced would not be held for any damage to owner units below the skylights. The gutter work will soon be completed. Jim Kasternakis and Steve are doing repair work on the Lockwood Ridge fence.

**Treasurers Report** – As Attached to these corporate documents Glen read from the December 2024 financials. The insurance is coming due on February 1<sup>st</sup> the budget process will be started soon. The Association's expenses will be over budget for the fiscal year. Mainly due to higher than projected insurance expenses. Management did a good job with getting the roof expenses in line. The Budget meeting will be held on February 29<sup>th</sup>.

**Social Committee: No Report**

**Landscape Committee: No Report**

### **Unfinished Business-**

**Roof Project update:** Steve reported there were three roof repairs completed. There still is one driveway that needs to be repaired.

**Privacy Fence Repair Update:** The fence repairs are completed.

**Cabana Awning Update:** The cabana has been installed.

**Road Repair Discussion:** Brian has submitted two proposals for the road replacement project. One proposal is at \$72,000 with Superior Asphalt and the other is at \$80,000 with Asphalt Maintenance. Brian stated that there will be one more proposal coming in from Ajax early next week. Discussion followed regarding the description and meaning of the type of asphalt that was quoted. Discussion followed on how to fully fund the road replacement project.

### **New Business-**

None

### **Owner Comments:**

None

**Next Meeting Date-** February 29<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

