

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS BUDGET MEETING

Thursday February 29th 2024 at 2PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 2PM.

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, Mary Zahner, Bob Revou and Ron Hahle were present.

MOTION was made by Terri and seconded by Glenn to approve the minutes from the January 25th 2024, Board meeting with corrections. **Motion passed unanimously.**

Presidents Report – Steve reported that there has been a lot of help from Jim Kasternakis for the fence repair. There has been a lot of Pepper tree removal.

Treasurers Report – As Attached to these corporate documents Glenn read from the January 2024 financials.

Social Committee: No Report

Landscape Committee: No Report

Unfinished Business-

Roof Project update: Steve reported that the roof project is not finished yet. There were some new issues that have come up that need to be corrected. Glenn stated that the Association is still waiting for some financial credits from Advanced Roofing. Brian, Glenn & Steve met with Emilio and Oriam from Advanced two weeks ago to review the project and the outstanding issues that need to be corrected.

Road Repair Discussion: Steve reported that the Board has received three bids for the road replacement. Discussion followed regarding the Superior Asphalt proposal.

A MOTION was made by Glenn and seconded by Scott to approve the proposal for the road replacement from Superior Asphalt Replacement in the amount of \$72,520. Pending the information on what warrants an additional move in as stated on the proposal. This will be expensed from the paving reserve. **Motion passed unanimously.**

New Business-

ARC request 3173: Remove the privacy fence and install a small patio in the corner to the porch with pavers. The request also includes planting one Shady Lady's in the back of the unit. The Shady Lady that was requested on the side of the unit was denied.

A MOTION was made Steve by and seconded by Glenn to approve the ARC for the one tree in the back and the patio pavers installation at 3173. The tree on the side of the unit was denied. **Motion passed unanimously.**

Discussion and Approval of the 2024 - 2025 Proposed Budget: Glenn presented the 2024-2025 annual budget draft. Glenn explained the reasoning for the calculation that determined the draft budget.

A MOTION was made by Glenn and seconded by Steve to approve the proposed 2024-2025 budget as presented at \$2,025.00 per quarter. **Motion passed unanimously.**

Owner Comments:

Owner stated there is a rattling noise from the vent to the roof.

Owner stated that there may be a potential leak in the front.

Next Meeting Date- March 21st at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 2:50PM
Respectively Submitted,
Brian Rivenbark, CAM
For the Board of Directors