

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday July 18<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, Secretary Jeannette Watling Mills, Director Scott Thompson and Director Terri Crawford. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Glenn martin was not in attendance

Owners present: Karen Vanduzer, Tracey Haehle, Cindy Armstrong, Teresa Mock were present.

MOTION was made by Scott Thompson and seconded by Terri Crawford to approve the minutes from the April 11<sup>th</sup> organizational Board meeting with corrections. Motion passed unanimously.

Presidents Report – Steve reported that there are some suspicious people that are driving through other neighborhoods near the area at night. Outside post light issues were discussed.

Treasurers Report – No Report

Social Committee: No Report

Landscape Committee: No Report

Unfinished Business-

New Business-

- Review Advanced Roofing warranty and contingent maintenance clause and requirements: Brian stated that he will create a spreadsheet that keeps track of the service calls for warranty items on the roof. Discussion followed regarding the Warranty, there will need to be research on the skylights. Discussion followed regarding the responsibility of what party will repair any drywall damage.
- Discussion of roof leak @ villa 3147: Discussion was had regarding, potential mold issues, damage to ceiling, damage to furniture, procedure to negotiate potential compensation with Advanced. Brian stated he can contact a mold remediation company to do a mold inspection. Steve suggested seeing what the Attorney opinion says. It is the board's position that if an owner suspects mold, it is their responsibility to engage a mold inspector.
- Procedure for owners if roof leak is detected: report to Board and Sunstate, Sunstate to record and follow-up, all issues must be documented.
- Status of roof repairs to villa 3191: Jeannette reported her leak was repaired and advanced stated that they will be back to repair the drywall.
- Driveway repair proposals at 3139: Brian stated he has received one proposal from Will Howell Concrete and will get another from Devine concrete solutions.
- Gutters: Maintenance/replacement going forward: Terri Crawford reported that a lot of the gutters are not in the correct position after the roof replacement. **Terri's gutter is disconnected and will need to be repaired. Discussion** followed regarding gutter repair. Advanced is only responsible for replacing or repairing gutters they removed in the reroof process.
- Hurricane preparedness: Terri Crawford reported that the Association is responsible for notifying the residents if the County requires a mandatory evacuation. The Pool furniture would need to be moved or gathered by a volunteer. It was

suggested to form a Hurricane preparedness committee to help with hurricane preparations. Discussion followed regarding residents being able to stay at Aravilla and creating a list of residents

- Updated Director Educational Requirements per Statute: The new statute requires Board members to receive four hours of education before June 30<sup>th</sup>, 2025, and then attend one hour of continuing education each year after.
- Management Company Online Portal reminder for homeowners: The Board suggested sending an eblast for the new owner portal.
- Landscaping update: FPL and trees along Proctor Road: Terri reported that the trees along proctor rd. FPL had concerns about the tall palm trees on the hill that could possibly take down the power lines if they fell.

Owner Comments:

Comments were taken from the floor

Next Meeting Date- at August 15<sup>th</sup> 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:38PM

Respectively Submitted,

Brian Rivenbark, CAM

For the Board of Directors