

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Thursday August 15<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 Glen 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: Tracey Haehle, Teresa Mock were present.

MOTION was made by Scott Thompson and seconded by Terri Crawford to approve the minutes from the July 18<sup>th</sup> organizational Board meeting with corrections. Motion passed unanimously.

Presidents Report – Terri Crawford reported for Steve Vanduzer that the pool restroom needs to be locked after they leave the pool area. Terri asked Brian to follow up with In Bloom to clean up the piles of brush, The light post at 3156 will need to be repaired, Brian already has Rob Odeh coming out for another light repair and he will add this to the list. Some of the garages did receive some flooding.

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

Social Committee: No Report

Landscape Committee: No Report

Unfinished Business-

New Business-

Discussion of roof leak @ villa 3147: The unit owner had a contractor review the damage to the drywall. The owner will be in contact with Advanced Roofing to negotiate the responsibility for the repair.

Status of roof repairs to villa 3191: Jeannette reported there are two new leaks from the storm. Advanced came out and told Jeannette that the roof has been repaired. The drywall will still need to be repaired.

Driveway repair proposals at 3139: Brian stated he has received one proposal from Will Howell Concrete and was not able to get the proposal from Devine concrete solutions. Brian has reached out to Matt Yoder Concrete.

Gutter Issues: Brian will contact Advanced to make sure they repair the gutters

Warranty Questions: The warranty for the roof has been obtained.

Skylights: **Brian will contact Advanced to get the manufacturer's warranty for the skylights.**

Entry Light at 3145: Brian reported that Rob Odeh will be out to repair the light at 3145 and will repair the post light at 3156.

Glenn reported that the 25-26 insurance premium will increase by an estimated \$10,000.

Owner Comments:

Comments were taken from the floor.

Next Meeting Date- September 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