

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday October 17, 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 three board members present: President, Steve Van Duzer, Treasurer Glen Martin and Director Terri Crawford. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Jeannette Mills and Scott Thompson were not present

Owners present: Mary Zahner, Bob Revou, & Tracey Haehle were present.

MOTION was made by Glenn Martin and seconded by Terri Crawford to approve the minutes from the August 15th Board meeting with corrections. Motion passed unanimously.

Presidents Report –

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

Social Committee: No Report

Landscape Committee: No Report

Unfinished Business-

Driveway repair at 3139: The driveway repair has been completed and looks good

Corporate Transparency Act: Brian Rivenbark stated that he will need the drivers license of all Board members to file the CTA documents.

New Business-

Storm Cleanup Update: Steve reported that the landscape company has done a good job on the landscape debris cleanup from the hurricane. The fence damage will need to be repaired or replaced. Brian Rivenbark stated he will be onsite tomorrow to take inventory of the privacy fence damage. Gulf coast Soffit and fascia will repair the soffit and fascia damage repair, the gutters will be repaired by the recommended gutter company. Eblast will be sent out.

Work Order process: Brian will send the work order report for the roof repair and also hurricane damage. Glenn stated that there need to be more details with the work order process.

Terri Crawford stated that the water runoff on the east side of Lake Park In has increased and has a sewage smell.

Discussion followed regarding the water runoff.

Owner Comments:

Comments were taken from the floor. The roof warranty was discussed.

Next Meeting Date- November 21 2024

Adjournment- With no further business to discuss, the meeting was adjourned at 4:09PM

Respectively Submitted,

Brian Rivenbark, CAM

For the Board of Directors