

Park Place Villas Condominium Association, Inc.

Board of Directors Meeting

Monday, February 20, 2017 at 3:00 p.m.  
At the offices of Miller Management Services, Inc.  
2848 Proctor Road, Sarasota, FL 34231

MINUTES

1. Call to Order/Establish a quorum.
2. The February meeting was called to order at 3:00 pm. Present were Dean Planeaux, Steve VanDuzer, Jean Johnston, Johnnie Powell and Tony Pignataro. Debbie Miller of Miller Management Services was also present. Bonnie Planeaux and Betsy Vogel were also present. The minutes of the January 23, 2017 Board of Directors meeting were sent by email for review. Johnnie Powell made a motion to waive the reading of the minutes. Tony Pignataro seconded the motion and the motion passed unanimously. Johnnie Powell made a motion to approve the minutes as presented. Tony Pignataro seconded the motion and the motion passed unanimously.
3. Financial Statement Review (Treasurer's Report)
  - A. The Treasurer's Report – Steve reviewed the Treasurer's Report.  
Fees and Assessments for January 2017 were \$15,050. Total Expenses were \$15,092.  
Excess - year to date- Revenues were \$5500. Total Reserves were \$61,831.
4. Committee Reports
  - A. Landscape Committee – Bonnie Planeaux – See attached. Dean Planeaux thanked the Landscape Committee for sending an information letter to owners. Betsy Vogel requested to have the trees around her villa trimmed at her expense. Jean Johnston made a motion to approve Betsy's request. Johnnie Powell seconded the motion and the motion passed unanimously. Steve VanDuzer suggested that Betsy contact Ace Tree Service or Brown's Tree Service. Betsy commented that tree debris should not be put out until Tuesday afternoon for pickup on Wednesday by Earth Works. It was suggested that tree trimmings and debris be put by the Lift Station fence.
  - B. Document Amendment Committee – Steve VanDuzer. No report.
  - C. Application Interview Committee – Jean Johnston – An email was received from Joyce Nies (3189) to schedule a meeting with 2 Board members. Jean will contact the Nies's to schedule a meeting.
5. Old Business:
  - A. Autumn of Sarasota – A meeting with Mike Mehan will be re-scheduled, possibly the next Board meeting. No further applications with the county have been filed by Autumn of Sarasota.

B. Financial Year End Planning - Update

1. Financial Budget – 2017-2018 Steve, Dean and Debbie will meet to review the budget before it is mailed to owners.

2. Annual Meeting Date – March 27, 2017

a. Board Candidates – 4 applications have been received to date. A 5<sup>th</sup> candidate can be appointed.

b. Tentative Agenda will be mailed on March 11, 2017.

C. Irrigation - Update

Pump Station and Doghouse – Richard Butler started working on these today.

D. Property Maintenance Repairs/Projects

1. Recessed area behind #3166 & between #3162 and lift station needs to be a priority for the 2017-2018 budget.

2. Drainage Issue – 3101, 09, 13, 17 – update Debbie will follow up with Brian Sterling for his report.

3. Stump & Root Grinding – work was done last week on east side of the lake and behind 3150, 3133, 3139, 3145 and 3126.

4. Roof Cleaning is not in the 2016-2017 budget – there is \$1200 in reserves. Steve and Tony will meet with Expert Services who pressure washed the driveways and walks to get a quote the roof cleaning.

5. Other – none at this time.

E. Owners Telephone Directory – Review Debbie will send an email to owners to confirm information.

6. New Business

A. Insurance Company – Mandated Inspection – Steve met with the insurance adjuster to go up in the attics for the inspection.

B. Fence Repair – Vandalism – Security - Temporary repair was done on the fence – fence needs to be reinforced. Motion sensor lights and signs should be considered. The Sheriff's office should be called to request a cruiser in the area.

C. Lake Level/Well Pump Controls – The lake is fed by the well. The lake level is being checked. Lake Doctors will monitor and adjust the lake level.

D. Rules Modifications

Guest Application – Owner in Residence/Owner Not in Residence  
Debbie will send a letter to Teresa Mock (3138).

E. Any new business/Agenda items for next meeting – none at this time.

7. Questions/Comments from Owners Attending - none at this time.

8. Schedule Next Meeting

The next scheduled meeting for the Board of Directors will be held on Monday, March 20, 2017 at 3:00 pm at the offices of Miller Management Services, Inc , 2848 Proctor Road, Sarasota, FL.

9. Adjournment

There being no further business of the Board of Directors at this time, Johnnie Powell made a motion to adjourn the meeting. Tony Pignataro seconded the motion. The motion carried unanimously. The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Jean Johnston  
Secretary

1-31-17

Park Place Villas Condo Assoc.

31-Jan-17

83% of year

	Month	Year-to-Date	Annual Budget	% of Annual Budget
<b>Revenues</b>				
Fees and Assessments	15,050	134,510	159,100	85%
<b>Expenses</b>				
Administrative Costs	854	6,754	9,170	74%
Landscape management	2,635	32,802	42,952	76%
Repairs & Maintenance	2,665	18,808	22,111	85%
Services & Utilities	529	4,226	5,260	80%
Cable TV	1,028	10,277	12,400	83%
Pool Maintenance	445	3,164	4,866	65%
Insurance	4,236	41,739	51,005	82%
Misc. Fees & Expenses	0	410	536	76%
Reserves Transfers	<u>2,700</u>	<u>10,800</u>	<u>10,800</u>	<u>100%</u>
<b>Total Expenses</b>	<u>15,092</u>	<u>128,980</u>	<u>159,100</u>	<u>81%</u>
<b>Excess Revenues</b>	<u>(42)</u>	<u>5,530</u>	<u>0</u>	
<b>Reserves</b>				
Painting	4,000			
Roofing	35,312			
Paving	3,031			
Pool	5,173			
Fencing	1,825			
Unrestricted	7,021			
Interest	2,819			
Wind Mitigation	450			
Powerwash Roof	1,200			
Powerwash Villas	<u>1,000</u>			
<b>Total Reserves</b>	61,831			

Comments:

This is the tenth month of the fiscal year which represents 83% of the year. YTD expenses were 81% of the annual budget which is slightly better than budget. We are running a surplus of \$5,530 to date. As this was the first month of the quarter, the reserve transfer was made. Reserves now total \$61,831.