

Park Place Villas Condominium Association, Inc.

Board of Directors Meeting

Thursday, February 23, 2017 at 9:30 a.m.  
At 3147 Lake Park Lane, Sarasota, FL 34231

MINUTES

1. Call to Order/Establish a quorum.

The meeting was called to order at 9:30 am. Present were Dean Planeaux, Steve VanDuzer, Jean Johnston, Johnnie Powell and Tony Pignataro.

2. Long Term Planning

Over the past few months, the Board has been gathering information pertaining to services offered, staff capabilities, and related costs available to HOA's from various property management companies. The initial intent was to educate the Board members and establish a basis for comparison. As the study progressed the Board decided the time had arrived to seriously consider a change.

Among companies seriously considered, the proposal from Sunstate Management seemed to be the best fit for Park Place. After a period of individual thought by each Board member, this meeting was scheduled to discuss Sunstate and the advantages and possible disadvantages of making a change. Jean asked for clarification of record storage charges and the Board will obtain more details of the weekly site visit performed by Sunstate's assigned property manager. In addition, if the proposal is approved, the monthly fee will be discussed with Sunstate's President prior to finalizing any contract. It should be noted that Steve and Dean met at length with Sunstate, received two very positive references and will check additional references from among the HOA client contacts provided by Sunstate.

Steve VanDuzer made a motion to change from Miller Management to Sunstate Management effective at the earliest point in time that can also ensure a smooth transition. Johnnie Powell seconded the motion and the motion passed unanimously.

Transition plan – Dean will talk to Sunstate Management to develop a transition plan that will permit Sunstate to attend the March 27, 2017 owners' annual meeting. This will provide the opportunity to introduce Sunstate to Park Place owners, discuss its property management services and capabilities, and answer any questions

A formal letter of termination will be drafted for delivery to Miller Management by Steve and Dean at which time they will request and discuss Miller Management's cooperation in making the transition a smooth process for all parties involved.

3. Adjournment

There being no further business of the Board of Directors at this time, Tony Pignataro made a motion to adjourn the meeting. Dean Planeaux seconded the motion. The motion carried unanimously.

Respectfully submitted,  
Jean Johnston  
Secretary