

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

2017 ANNUAL MEMBERSHIP MEETING MINUTES

DRAFT

DATE: Monday, March 27th, 2017
TIME: 7:00 PM
PLACE: Autumn of Sarasota
3251 Proctor Road, Sarasota, FL

Call the meeting to order: Dean called the meeting to order at 7:06pm.

Determination of a quorum of the membership: Nicole confirmed a quorum was established with 20 members present and by proxy. MOTION made by Jean, seconded by Charlotte to have Michelle Thibeault. MOTION passed unanimously.

Proof of Notice: A 1st notice was mailed to all owners 60 days in advance of this meeting and a 14 day 2nd notice was also mailed to all owners.

Approval of the 2016 Annual Meeting minutes: MOTION made by Glen, seconded by Jean to waive the reading of the March 7, 2016 annual meeting minutes and approve by presented. MOTION passed unanimously.

Presentation by Sunstate Management: Michelle Thibeault gave an informational presentation.

President's Report: Dean gave the report.

- Dean introduced and welcomed the new owners, The Nies.
- Dean expressed his confidence with the management change from Miller to Sunstate.
- Dean has worked closely with Autumn Sarasota to stay informed on the development plans.
- Dean and Tony located the pump in the lake. With the help of Lake Doctors, the water level has been lowered.
- Dean thanked the Landscape Committee (Bonnie, Karen, Jean and Johnnie). The landscaping has a significant impact on quality of the neighborhood and property values.

New Business:

Vote on Reserve Funding- In Favor 20-0, the 25% reserve funding passed unanimously. **MOTION** made by Jean, seconded by Johnnie to accept the partial funding. MOTION passed unanimously.

Surplus Rollover- In Favor 19-0, the present members voted on the surplus carryover. **MOTION** made by Dean, seconded by Tony to accept the vote for surplus rollover. MOTION passed unanimously.

Announcement of New Directors- Steve VanDuzer, Jean Johnston, Tony Pignataro and Johnnie Powell

Owner Comments:

- Owners welcomed Sunstate Management.
- Owner asked for an update on the drainage- Dean confirmed that Brian Sterling has the lead on this and Brian does have the original site plans as requested.
- Owners discussed the benefits of a Sunstate maintained, Park Place Villas website.

Adjournment: MOTION made by Steve, seconded by Jean to adjourn the meeting at 7:45pm.

Respectively Submitted,

Nicole Banks, CAM
Sunstate Management

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

ORGANIZATIONAL BOARD OF DIRECTORS MEETING

DRAFT

DATE: Monday, March 27th, 2017

TIME: 8pm

PLACE: Autumn of Sarasota, 3251 Proctor Road, Sarasota, FL

Call the meeting to order: Steve called the meeting to order at 8pm.

Determination of a quorum: With Jean, Steve, Tony and Johnnie present, a quorum of the Board of directors was established. Also present was Nicole Banks of Sunstate Management.

MOTION made by Steve, seconded by Jean to appoint Glen Martin to join Board of Directors. MOTION passed unanimously.

Appointment of Officers:

MOTION made by Jean, seconded by Johnnie to nominate Steve as President. MOTION passed unanimously.

MOTION made by Johnnie, seconded by Jean to nominate Glen as Vice President / Treasurer. MOTION passed unanimously.

MOTION made by Steve seconded by Jean to nominate Johnnie and Tony as Directors. MOTION passed unanimously.

New Business:

- Nicole will send the Board for review a sample Board spending policy.
- Nicole will prepare new signature cards from Bank of America.
- Nicole will send the board the check detail via email to the Board for review. All checks require two signatures.
- The Board discussed asking Dean to be the Grounds Committee Chair.
- **MOTION** made by Tony, seconded by Johnnie to donate \$100 to Autumn Sarasota. MOTION passed unanimously.

APPROVAL OF THE APRIL 1, 2017- MARCH 31, 2018 BUDGET

MOTION made by Glen, seconded by Steve to approve the budget as presented and rename ACCT 3325 to Capital Improvement. MOTION passed unanimously.

With no further business to discuss, the meeting was adjourned by Steve at 8:56pm.

Next Meeting: April 24, 2017 at 1pm.

Respectively Submitted,

Nicole Banks, CAM
Sunstate Management