

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MONDAY, APRIL 24, 2017 at 1p.m.

At the offices of Sunstate Association Management Services Group

5602 Marquesas Circle, Sarasota, Florida 34233

CONFERENCE CALL

DRAFT MINUTES

CALL TO ORDER: The meeting was called to order by Steve at 1pm.

QUORUM: A quorum was established with Glenn, Steve, Jean and Johnnie present. Also present was Nicole Banks of Sunstate Management.

MINUTES: MOTION made by Jean, seconded by Johnnie, to waive the reading of the April 17, 2017 Board Meeting Minutes and approve as presented. MOTION passed unanimously.

PRESIDENTS REPORT:

- Tony resigned from the Board of Directors. The current board is four members. Jean suggested that Charlotte may be interested in joining the board. Jean will reach out to ask Charlotte. Dean suggested considering Betsy. Steve mentioned perhaps asking Jeannette.
- Nicole will contact Tony directly for a resignation letter.

TREASURERS REPORT:

- The Board confirmed they all have received and reviewed the check detail report generated by Quickbooks.
- Glenn will contact Nicole around May 10th to meet and review the April Financial Statements.
- The 3/31/17 year end surplus will be decided on at the next meeting.

UNIT OWNER COMMENTS:

- Johnnie suggested working to eliminate the renters using a five year amendment plan. This was discussed.

COMMITTEE REPORTS:

- **Landscaping** – Bonnie reported the current planting projects- shrubs at Proctor Berm and shrubs at 3125 and 3156 and 3144.

MANAGEMENT REPORT:

- Nicole will follow up with The Water Club regarding the pool pump replacement.
- Nicole will get the keys from A&D Pools.
- Nicole is awaiting gutter cleaning bids from Sundance Properties LLC. and Jeff Garrahan LLC.
- **MOTION** made by Steve, seconded to Johnnie to change the pool hours to 10am-7pm. MOTION passed unanimously.

UNFINISHED BUSINESS:

- Steve confirmed Hilario has completed the tree trimming. His invoice has been paid.
- The pool pump replacement will be completed by The Water Club as soon as possible. The Water Club will begin the two day service effective May 1st.

NEW BUSINESS:

- Nicole will mail a notice and checklist to all units notifying them of the upcoming interior pest control date of Thursday, May 11th beginning at 9am.
- **Gutter Cleaning**- we are awaiting the bids. Nicole will send to the board as soon as possible. The board discussed the need and function of the gutters. The board would like to know if the gutters are a county requirement.

- **Roof Cleaning**- We have one bid, Nicole is awaiting the two additional. Nicole will send to the board as soon as possible.
- **ARC**- The Board reviewed the ARC request received from Dean and Bonnie Planeaux. **MOTION** made by Jean, seconded by Johnnie to approve the request to build a pergola as outlined. MOTION passed unanimously.
- **Palm Trimming**- John Brown Tree Service has been contacted. Nicole will follow up. **MOTION** made by Steve, seconded by Johnnie to approve the palm trimming not to exceed \$1,700. MOTION passed unanimously.

NEXT MEETING: The next Board of Directors Meeting will be on Monday, May 15th at 1pm.

ADJOURNMENT: With no further business to discuss, Steve adjourned the meeting at 2:27pm.

Respectively Submitted,

Nicole Banks

Nicole Banks, CAM
Sunstate Management
For the Board of Directors