

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, January 25 2018 at 11 a.m.

**At the offices of Sunstate Association Management Services Group
5602 Marquesas Circle Suite 103, Sarasota, Florida 34233**

CONFERENCE CALL

APPROVED MINUTES

CALL TO ORDER: The meeting was called to order by Steve at 1:00pm.

QUORUM: A quorum was established with Steve, Glenn, Jean and Johnnie present. Also present were Nicole Banks and Felicia McLain of Sunstate Management. Owners present: Dean and Bonnie Planeaux and Karen Ziegler, Scott and Kathy Thompson.

MINUTES: MOTION made by Johnnie, seconded by Jean, to waive the reading of the December 14, 2017 Board Meeting Minutes and approve as edited by Steve. MOTION passed unanimously.

PRESIDENTS REPORT:

- Steve gave the report.
- The insurance renewal quote was received. It is due to renew on February 2nd. There is a premium increase of \$6,000. This was due to the hurricane in 2017 and the increase property appraisal. Brown & Brown Insurance agent will be submitting additional bids before a renewal is signed.
- Sunstate has prepared a preliminary budget.
- The annual meeting will on Monday, March 26th at 6pm at Aravilla. The first notice of the annual meeting will be mailed to owner this week.
- The amount owed to Earth Works is \$880 for the dirt fill done in 2017.
- Unit 3133 owner requested permission to remove a large oak encroaching on a screen porch. This will be at owners expense. Browns Tree Service will provide a quote.
- There are two trees leaning near unit 3126. Browns Tree Service will come out to look at and bid this job.
- Steve met with Earth Works to review their contract and the scope of work details.
- Karen, and Johnnie walked the property with Wagler. Irrigation repairs were flagged and repaired.
- Karen confirmed that the landscape committee is addressing irrigation issues, and is working with Eric of Earth Works and Wagler Irrigation.
- Owners should report any concerns directly to Sunstate Management 941-870-4920.
- Karen is currently the Landscape Committee Chair. Karen meets weekly with Eric of Earth Works.
- Karen has contacted Lee Steward and a local contract for replacement tile supply.
- Outsiders have been seen using the pool restrooms. Keyless entry will be researched and brought to the board for consideration.
- The pool company will be sure they keep the pool room locked.
- here was a water leak at water meter near unit 3130. The county came out and confirmed that it is the owner's responsibility to repair the leak. The owner of the meter is not a resident in Park Place. It belongs to a home behind the community. The water company will notify the owner directly.
- Steve corresponded with Mike Meehan regarding the lift station that is on Association Property. A question had been posed by an owner concerning what happens if there is another outage and the station is not working and Arivilla is still generating effluent. Mike confirmed there are back up systems in place in all emergency situations.
- Steve thanked Dean and Bonnie for painting the replacement fence panels.

UNIT OWNER COMMENTS:

- Scott suggested that the pool be heated. The board will take it under consideration.
- Dean believes that the insurance premium may increase again for 2019 as claims are settled on the various hurricanes. Dean suggested that the board conserve spending.

TREASURERS REPORT:

- Glenn reported from the December 31, 2017 Financial Statements.
- Budget process will begin.

LANDSCAPING COMMITTEE:

- Karen gave the report.
- The committee approved the work at unit 3139.
- The canopy work between 3126 and 3130 has been completed as well as clearing behind 3130.
- All three canopies have been sprayed to prevent overgrowth by EW for no charge; additional spraying by EW will be \$60 for all three as needed.
- Flowers were planted at the front entrance.
- The committee expects to come in under budget.
- In response to a question from Scott, Karen will find out what chemicals Earth Works use on the grounds.

UNFINISHED BUSINESS:

- 3138 Erosion and Floor- A small retaining wall has been installed. Daniel's Plumbing is scheduled to look at the floor and or pipes on January 31, 2018 after 1pm.
- Entrance Lights- On going.
- Irrigation- See Landscape Report and Presidents Report.

NEW BUSINESS:

- Community Sale- Saturday, March 10th from 9am-2pm. All owners are welcome to participate.
- Annual Meeting Date – Monday, March 26th at 6pm at Aravilla.
- Insurance Review- Steve will be meeting with the insurance agent, Larry Robbins again.

NEXT MEETING: Board of Directors Budget Meeting- Monday, February 26, 2018 at 1pm.

ADJOURNMENT: With no further business to discuss, Steve adjourned the meeting at 12:05pm.

Respectively Submitted,

Nicole Banks

Nicole Banks, CAM
Sunstate Management