

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, May 10, 2018 at 1p.m

APPROVED

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

QUORUM: A quorum was established with President, Steve VanDuzer, Treasurer, Glenn Martin, Secretary, Jean Johnston and Director, Johnnie Powell.

MINUTES: MOTION made by seconded by to approve the April 23rd Organizational Meeting Minutes and the February 26th Board Meeting Minutes as presented. MOTION passed unanimously.

Treasurers Report:

- Glenn reported from the April 30, 2018 Financial Statements.

Unfinished Business:

- Lee was called to look at the skylight at 3145. Nicole will follow up.
- 3114 may also have a skylight leaking. Nicole will follow up.
- Annual Interior Spray- this was completed on April 24.

Committee Report

- Karen reported that the landscaping expenses were under for the year.
- Bonnie will be the chair of the committee for the next 6 months.

New Business:

- Two bids to replace the keyless locks for pool area and the light replacement for the bathroom were reviewed. **MOTION** made by Johnnie, seconded by Glenn to approve the estimate from Sundance Properties #18080 not to exceed \$450 to be paid from RESERVE ACCT POOL #3306. MOTION approved unanimously. The code will be provided to the owners.
- Pool Heater estimates were reviewed and the possibility to heat the pool and costs were discussed. Estimates ranging from \$4-5,000 were received from The Water Club, Pools By Lowell and Healthy Pools.
- Insurance Review – The current coverage was reviewed, and the higher cost is related to the age of the roofs. Reimbursement from fence repair from neighbor at church – Nicole will follow up.
- Fascia repair at the units where the gutters were removed was discussed. Nicole will ask Lee for a quote.
- Exterior Changes- All Exterior Changes require written ARC approval. The form available online. Jeannette asked if the approvals are given at a board meeting. Nicole will send an email reminding owners of this procedure. Glenn commented that the Board can enforce removal of changes that did not seek approval.
- Ratify the Patio Pavers for 3121 – MOTION made by Steve, seconded by Johnnie to approve the paver project with the revised dimensions of 10x16. MOTION passed unanimously.
- Fence Repair Along Lockwood Ridge- Jonathan will repair the broken slats when he is on site replacement the keyless locks and bathroom light by end of next week.
- Tree Trimming- This was completed yesterday, May 9th.

NEXT MEETING: Monday, June 11th at 1pm.

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

Respectively Submitted,

Nicole Banks

Nicole Banks, CAM

Sunstate Management