

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, August 2, 2018 at 4p.m

APPROVED

CALL TO ORDER: The meeting was called to order by Steve at 4:03pm.

QUORUM: A quorum was established with President, Steve VanDuzer (via conference call), Secretary, Jean Johnston and Director, Johnnie Powell. Also present was Nicole Banks of Sunstate Management and Owner, Karen Ziegler (via conference call).

NOTICE: The agenda was posted 48 hours in advance of the meeting.

MINUTES: MOTION made by Johnnie seconded by Jean to approve the May 10th Board Meeting Minutes as presented. MOTION passed unanimously.

Presidents Report:

- Browns Tree service was on site today to trim the missed palms.
- Lockwood Ridge Rd. is being paved. The berm is still in place.
- Steve confirmed that only skylights that will be replaced will be the ones that are broken. Total of 4 skylights have been replaced this year.

Treasurers Report:

- Steve reported from the June 30, 2018 Financial Statements.
- Roof Repair line item will continue to be monitored.

Committee Report

- **ARC-** Nicole emailed the ARC form and procedure to all residents on May 21, 2018.
- **Landscaping-** No report.

Unfinished Business:

- Fascia repair at unit 3148 – Lee Steward will be taking care of this. The owner has contacted the board president, and this will be put on hold until the owner is present, and the issue can be clearly identified. Nicole will contact the owner.
- Fence Damage by Neighboring Church- Nicole will follow up with Mrs. Mulligan.
- Pool Use by non-residents without their host present is NOT PERMITTED. A notice was sent to all residents in May 2018.

New Business:

- The lamp post will be replaced at 3161 and privacy fence slats were repaired. The lamp post at 3165 was straightened.
- Nicole will review the association's bylaws and the leases on file. Nicole will contact owners with tenants that do not have current leases on file.

NEXT MEETING: TBD

ADJOURNMENT: With no further business to discuss, Steve adjourned the meeting at 4:38pm.

Respectively Submitted,

Nicole Banks

Nicole Banks, CAM
Sunstate Management