

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday, November 20, 2018 at 1p.m

APPROVED

CALL TO ORDER: The meeting was called to order by Steve at 1:15pm.

QUORUM: A quorum was established with President, Steve VanDuzer, Secretary, Jean Johnston and Treasurer, Glenn Martin (via conference call). Also, present was Nicole Banks of Sunstate Management and Owner, Karen Ziegler and Marie Zahner (via conference call).

NOTICE: The agenda was posted 48 hours in advance of the meeting. The notice was also posted on the website and email to owners.

MINUTES: MOTION made by Jean seconded by Glenn to approve the August 10th Board Meeting Minutes as presented with the noted corrections. MOTION passed unanimously.

Presidents Report:

- Aravilla construction is complete. The street to the main entrance was repaired.
- #25 Saunders is for sale.

Treasurers Report:

- Glenn reported from the October 31, 2018 Financial Statements.
- Over budget due to roof leak repair costs.
- Retained earnings from prior years are available to offset the deficit from this year.
- Pest Control is over budget.
- Palm tree trimming was done in the spring.
- **Hardwood Tree trimming should be scheduled soon.**

Unit Owner Comments:

- 3185, Marie Zahner- she is concerned with rodents in the attic and the tree trimming. Steve confirmed that if she has a concern, Good News can be scheduled to inspect the attic. There is a tree behind her unit near the bay window that she would like to be trimmed. She believes this may be an access for rodents. She would also like the front tree trimmed. The limbs are hanging over her roof. She also reported a roof leak in her garage.
- 3130, Haley- light post is leaning.
- 3126, Ziegler / VanDuzer- submitted an ARC request to replace a paver patio.
- 3101, limb behind the home needs to be trimmed.

Committee Report

- **Landscaping-** See attached report.

Unfinished Business:

- **Roof Leaks-** ongoing. Lee Steward makes the repairs.
- **Fascia Repair at 3148-** Nicole was onsite. Jonathan Glucker and Lee Steward were also onsite. This issue will be addressed at the next board meeting.
- **Fence Repairs-** The fence damage in February (\$200) has not been reimbursed. Nicole will follow up with Unity Church. The fence damage from September (\$350) has not been reimbursed. A police report was filed and the person who caused the damage has been mailed an invoice.

New Business:

- **Sky Lights-** Glenn did a survey of the lights. Approximately 31 sky lights have been replaced. Glenn has discussed with Lee Steward a replacement plan for the remaining lights. Lee confirmed that the price would not change whether

the lights were replaced as needed or all at once. Glenn suggested that the Board evaluate a pro-active replacement plan. He will make a presentation at the next board meeting.

- **Insurance / Roof Inspection-** Steve has been contacted by Larry Robbins of Brown and Brown Insurance. He is beginning to obtain quotes. The association is awaiting a roof inspection letter to hopefully reduce the insurance premium.
- **Power Washing-** This is scheduled for Tuesday, November 27th. The driveways, sidewalks, pool deck, awning and entrance stone island will be power washed by Expert Services of Sarasota.
- **ARC-** The board reviewed the request from 3126. **MOTION** made by Glenn, seconded by Jean to approve the request as presented. **MOTION** passed 2 in favor, 1 abstained.

NEXT MEETING: Thursday, December 20th at 1pm.

ADJOURNMENT: With no further business to discuss, Steve adjourned the meeting at 2:20pm.

Respectively Submitted,

Nicole Banks

Nicole Banks, CAM

For the Board of Directors