

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Friday July 12th, 2019 at 10 a.m.

Approved

Call the meeting to order- Steve called the meeting to order at 10 am.

Proof of Notice- The agenda was posted at the pool and mailed to owners

Determination of a quorum- A quorum was established with all Five board members present; President, Steve Van Duzer, Vice President /Treasurer, Glenn Martin Via phone, Secretary, Jean Johnston and Directors, Scott Thompson and Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management. Cindy Armstrong was present.

Minutes- MOTION made by Scott seconded by Jean to approve the May 9th, 2019 minutes. **MOTION passed unanimously.**

President's Report-

- No Report

Treasurers Report-

- Glenn Read from the May Financials 2019 as to these corporate documents.
- The budget is \$3060.00 over budget due to roof repairs. There were a little over \$3,000 in roof repairs in May. Steve stated that with the tenting at 3109 will be a hit to the budget as well.

Owner Comments-

- None

Committee Report, Landscaping-

- No Report from the Committee. Brief discussion was had regarding the mowing of the grass when it is wet. The mowers leave tracks and ruts. Steve stated that Eric the account manager should be there more often

Unfinished Business-

- None

New Business-

- **Pool Issues:** Brian stated that there was a letter from the County informing the Association that there was an overage use of water. Brian contacted the Waterclub and they found a leak at the light. The leak was repaired but they left the auto fill off to determine if the leak repair was holding. Glen suggested getting a credit from Waterclub. Brian stated that he will contact the county to get a credit for the water over usage.
- Scott reported that he contacted the County regarding the pump station clean outs. They have Been out to the location 6 times in 6 weeks to clean out the pump stations. The County has contacted Aravilla regarding this issue.
- **Roof Leaks:** Discussed in Treasurers report. Scott stated that the Board needs to look at re-roofing options regarding prices. Brian explained the process of getting the roofs replaced. Brian will get a few more quotes to get an idea of the cost and for the 2019 – 2020.

- **3109 Termite Fumigation:** Steve and Brian went in to 3109 on Thursday to look at the alleged termite damage and termites that might be present in the unit. Brian is meeting Walter Thomas from Good News to review the interior pest control in 3109. Scott stated that the Board has approved the tenting and could be open to a lawsuit from the new owners. The sale was dependent on the determination of the fumigation. Scott suggested informing the residents on what to look for regarding the termites and roof leaks, generally informing the residents what they need to be aware of and report to the Manager.
- The Board discussed the fence replacement and landscape replacement that the owners at 3144 want to do. The Board agreed that it should not be an issue to be approved and that the owner will need to complete an ARC form and the changes would be at the owner's expense. Brian will email the owner with a thorough explanation.
- The Board decided the conference call would be for Board members only, members are welcome to attend the meetings in person. The Board agreed to not have the conference call open to members unless there are complaints.

Next Meeting Date- The next meeting is scheduled for TBD

Adjournment- With no further business to discuss, the meeting was adjourned at 11:18.

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors