

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday November 7th, 2019 at 3PM.

Approved

Call the meeting to order- Steve called the meeting to order at 3PM.

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. Karen Van Duzer was present.

Minutes- **MOTION** made by Scott seconded by Johnnie to approve the July 12, 2019 minutes with corrections. **MOTION passed unanimously.**

President's Report-

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- Steve reported that 3109 has sold and he has met with the owners. They are scheduled to move in in January.
- The Hardwood tree trimming will need to be scheduled soon. Brian, Steve and Karen will do a walk through to count the number of trees

Treasurers Report-

- Glenn Read from the October Financials 2019 as to these corporate documents.
- Expenses are \$2000 over budget due to termite tenting and roof repairs.
- Glenn asked to have the rental list updated on the action list.
- Brian stated that one owner still owes \$1000 for the third quarter. He will reach out to this owner to receive the payment.

Owner Comments-

- **None**

Committee Report, Landscaping-

- Karen reported that through October the committee has used \$525 from a \$2000 budget.
- Karen stated she will call the company that does the palm injection treatments to look at the health of the palms.

Unfinished Business-

- Discussion was had regarding the irrigation at 3150.
- Johnnie asked about the termite warranty. Good News should be inspecting the units better for pest control. Scott stated that as owners we should be aware of what termite activity looks like and report the issues to Good News. Brian will contact Good News to get updated contracts.

New Business-

- **Pool contract quotes:** Brian presented three quotes for the pool contract services. The Board discussed the proposals and will need to see the Waterclub contract for the description of the work.

- **gutter/downspout cleaning proposals:** Steve stated the gutter and downspout cleaning is scheduled twice per year. Brian will contact a handyman he uses to come out and get a price to clean the gutters.
- **driveway/walkway pressure cleaning:** The pressure cleaning will need to be scheduled. Steve stated that the pool deck and the entry way will need to be added to the pressure washing schedule. Brian will contact the company that did the pressure washing last year.

Next Meeting Date- The next meeting is scheduled for December 12 at 1PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:19PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors