

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING

Tuesday June 16th , 2020 at 6:30 PM

CALL TO ORDER: The meeting was called to order by Steve at 6:30pm.

QUORUM: A quorum was established with 22 owners present and by proxy. Also present were Brian Rivenbark of Sunstate Management.

MINUTES: Brian read the minutes from the 2019 annual meeting.

- A **Motion** was made by Jean and seconded by Sandy to accept the meeting minutes from the March 18th , 2019 annual meeting. **Motion passed unanimously.**

Reports of Officers

President: Steve thanked the Board and the Landscape Committee for their hard work in 2020. The roofs continue to be an issue as they approach the end of their useful life.

Treasurer: Glenn reported that the financials are posted on the website. This year the fiscal year income was \$165500. There was a \$99 overbudget number. The Lawn & Maintenance expense is the biggest cost for the Association. The insurance costs Were \$38,000 and it was budgeted for \$42,000
Steve reported that the Association has hired a new Irrigation company called Lang Irrigation. The Association also hired a new pest control company called Pestguard.

New Business: Scott stated that the Association has contracted a company to provide a roof inspection on the condition of the roofs. Pending the inspection report the Association may be able to file a claim due to damages during Hurricane Irma. Getting a successful claim in will save the Association a lot of money.

Carryover: Passed 19 yes 0 no

Reserve Funding Waiver- Passed 19 yes 0 no

A Homeowner stated that after roof inspectors were on the roof, she experienced some roof leaks. The owner also asked if HBO is included with the cable. Glenn stated that HBO is not included with the cable. Scott stated that the roof inspectors were very careful.

Homeowner asked if she could get a copy of the directory. Brian will email a copy.

NEXT MEETING: TBD

ADJOURNMENT: With no further business to discuss, MOTION made by Jean, seconded by Steve to adjourn the meeting at 7:10pm.

Respectively Submitted,

Brian Rivenbark

Brian Rivenbark, CAM
Sunstate Management

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Monday, April 23, 2018 at 6p.m

DRAFT

CALL TO ORDER: The meeting was called to order by Steve at 6:12pm.

QUORUM: A quorum was established with Johnnie Powell, Jean Johnston and Steve VanDuzer present. Also present was Nicole Banks of Sunstate Management.

Election of Officers:

- MOTION made by Johnnie, seconded by Jean to approve the following officer positions-

Steve VanDuzer, President

Glenn Martin, Vice President / Treasurer

Jean Johnston, Secretary

Johnnie Powell, Director

MOTION approved unanimously.

CHECK SIGNERS – This will remain the same.

NEXT MEETING- Friday, May 11 at 1pm.

ADJOURNMENT- With no further business to discuss, Steve adjourned the meeting at 6:15pm.

Respectfully submitted,

Nicole Banks

Sunstate Management

