

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday November 12, 2020 at 3PM.

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

Proof of Notice- The agenda was posted at the pool and posted on the website.

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

Minutes- **MOTION** made by Johnnie seconded by Glenn to approve the September 29th 2020 meeting minutes, with corrections. **MOTION passed unanimously.**

Treasurers Report-

- As attached to these corporate documents Glenn Read from the October 2020 Financials. The roof repair is over budget.

Presidents Report-

- Steve stated there has been a significant amount of rain and owners should be patient as there are most likely going to be a lot of leaks. Earthworks was on site this morning for the post storm cleanup. There was a tree that fell down near 3162. There were several quotes and Troyers will be removing the tree. Steve spoke to Mr. Elwell and has contacted the neighbor across the fence who stated he will cooperate.
- Owners need to be reminded that their visitors should not be parking on the grass. Brian will send an eblast. 3117 is the only unit that is for sale at this time.

Owner Comments-

- Owner asked about the pressure washing of the driveways and sidewalks. Brian has one quote and is waiting for two more. Steve gave Brian the name of the pressure washing from last year.

Committee Report, Landscaping-

- NONE

Unfinished Business-

- **3193 ARC requests:** Steve recommended to approve up to a 17-foot-wide screen between the windows and 15ft deep and 8ft in height at the peak of the screen. Brian stated that the owner will need to submit a revised ARC form. Glenn stated that the 15ft depth may be too large. Brief discussion followed regarding the depth of the enclosure. The Board agreed that the length should be 17ft between the windows and the depth should be no more than 12.5 ft. Brian will inform the owner of the Boards decision and request the revised ARC form along with the needed permits.
- **Re-roof project:** Steve reported that the insurance adjuster asked for additional information. Steve went to Sunstate Office to get the additional information from the storage boxes of past files. The adjuster might approve at a lower amount. The Board can then look at options for the cost difference. If the claim is outright denied, then the CMR construction would possibly peruse an appeal legally.

New Business-

Next Meeting Date- The next meeting is scheduled for at December 17th 1PM

Adjournment- With no further business to discuss, the meeting was adjourned at 3:56PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors