

# **PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

Thursday January 28, 2021 at 4PM.

**Call the meeting to order-** Steve Van Duzer called the meeting to order at 4PM.

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

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

Owners present: Jeannette Watling Mills, Georgie Maher, Sandy Fishman, Lori Annun and Joyce Nies

Steve stated we are all thinking of Jean and wishing her a speedy recovery.

**Minutes- MOTION** made by Scott seconded by Johnnie to approve the November 12, 2020 meeting minutes, with corrections. **MOTION passed unanimously.**

### **Presidents Report-**

- Steve reported that the invoices were sent out late from Sunstate. There were some late payments coming. Steve suggested sending a beginning of the year notice with the dates and amount of the quarterly amount. Brian stated that the Association can sign up for coupon books and the auto withdraw.
- Steve asked if unit 3193 was moving forward with their lanai project. Brian stated he contacted the owners but has not heard any further notice if the project is moving forward. Jeannette Waitling Mills stated that 3193 has applied for a permit.
- Steve reported that the Waste management trucks have damaged the road inside Park Place Villas. Brian stated he will contact Waste management and request a smaller truck. Steve asked if Waste Management could provide smaller recycle bins. Brian stated that the owner could contact waste Management and request a smaller bin.
- The pool auto fill will be replaced this week.
- The lake water level was high. Steve stated that the float device was stuck, and they were able to get it unstuck. The lake water levels will be monitored.
- The power washing is finishing up today and the front wall is being done at this time.
- The previous management company reported to Johnnie that there are people stealing potted plants from the front entries.
- An email blast will need to be sent out stating that changes to the outside units are not permitted without Board approval

### **Treasurers Report-**

- As attached to these corporate documents Glenn Read from the December 2020 Financials. There is a deficit in operating due to roof repairs. The Association is \$6700 over budget for December.
- Glenn will be working on the draft budget for 2021 – 2022.
- The insurance renewal is a major expenditure.

### **Owner Comments-**

- Joyce asked if there has been any discussion about replacing the privacy fences. Steve stated that it is probably time to get quotes for repair or replacement. Brian will get quotes for wood and vinyl fences.

### **Committee Report, Landscaping-**

- **No report**

### Unfinished Business-

- **Re-roof project:** Steve and Scott had a conversation with the Attorney. Scott reported that information is being gathered to have the adjuster make a decision. An Attorney that has been engaged and there will be no fee from the Attorney for this issue. All the information has been gathered and a 14 day demand letter has been sent to the insurance company to make a decision.
- Glenn asked if Brian is getting quotes for the re-roof project. Brian stated he will have three other quotes by the next meeting.
- Owner asked if there will be a special assessment. Glenn stated that it depends on the outcome of the insurance claim.
- Glenn stated there are additional benefits to having new roofs. It includes lower insurance costs and reduced roof repair costs.

### New Business-

- **Insurance renewal for 2021:** Steve reported on the insurance renewal. Keeping the coverage, the same would result in a significant increase in the premium. To offset the increase the wind detectable was switched from 2% to 5%
- **Discussion to collect all current unit keys for emergencies:** Steve reported that unit owners need to supply current keys to allow entry into units for emergencies. Brian suggested sending an eblast to the owners to provide a copy of the unit key if they have changed the locks within the last two years.
- Sandy Fishman stated that maybe a Board member could keep the keys. Glenn stated that this is a liability to the Board member or unit owner who holds the keys.
- Lori Annun stated that she did not want the pest control spraying insecticides inside the unit. Discussion was had regarding entry to the units.
- **2021 Annual Calendar:** Brian stated that he would like to have the specific day of the month scheduled for the Board meetings. The Board agreed on the dates and times. If there is no need for a meeting it can be cancelled.
- Steve stated that Brian should answer the questions for potential buyers.

**Next Meeting Date-** The next meeting is scheduled for at February 25<sup>th</sup> 1PM (budget meeting)

**Adjournment-** With no further business to discuss, the meeting was adjourned at 5:04PM

Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors