

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday April 22, 2021 at 1PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 1PM.

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, Secretary Jeannette Watling Mills and Director, Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management. Via Zoom video conference. Scott Thompson was absent

Owners present: Mary Zahner and Georgie Maher

Minutes- MOTION made by Jeannette seconded by Glenn to approve the March 22, 2021 Organizational meeting minutes. **MOTION passed unanimously.**

Presidents Report-

- Steve reported that there has not been too many owners providing emergency contact form.
- The Pest control annual inspection has been scheduled for April 29th at 9AM
- Brian will call the Alligator hotline to have the gator removed from the pond.

Treasurers Report-

- As attached to these corporate documents Glenn Read from the March 2021 Financials. There was a deficit for the fiscal year end. The roof budget was over budget. Brief discussion was had regarding roof leaks.

Owner Comments-

- Owner stated that the alligator will need to be removed because many owners have small animals. The owner stated that she knows some people who would be interested in buying Jean Johnston's unit.

Committee Report, Landscaping-

- No Report

Unfinished Business-

- **Re-roof Project update:** Steve reported that the inspectors came through from the insurance company and inspected the roofs. They will report to the carriers. Steve talked to the Attorney who will follow up with the Insurance company on the report. It will be around two months before the Association will hear back from the insurance carrier's report from the Attorney. Glenn stated that there will be something needed to be done with the roof regardless of the outcome. Jeannette suggested to see if there would be a cost difference to eliminate the skylights in the backs of the units. Jeannette will provide name of roofing company that did re-roof project at her prior community. A change of skylights would require a membership vote. Brief discussion followed regarding the skylights.

New Business-

- **Pet Restrictions:** Glenn stated that the pet restrictions seem to be very restrictive on the weight of the dog which is not to weigh more than 25 lbs. Glenn proposed to ease the weight restriction of the dog and change the number of cats to two per unit. Steve stated that Brian sent him a couple of restrictions for pets from different Associations. One of the examples referred to ESA animals. Jeannette stated that types of breeds should be added to the declarations. Steve asked if the declarations are amended would this be a good time to reduce the number of units that can be leased at one time. Jeannette opposed the change; Glenn was in favor of the change. Brian stated this would require a membership vote and the annual meeting next year would be a good

time to do this. Discussion was had regarding rental violations and other violations. The Board will discuss the reduction of rental units and the current pet restrictions in further meetings.

- **ARC Process:** Jeannette stated that the ARC process should require at least three Board members to approve an ARC request. The Board agreed that this will be installed in the process.
- Owner asked about the tree that fell in the pond. Karen stated that the tree removal company will be out next week to remove

Next Meeting Date- The next meeting is scheduled for at Thursday May 27 1PM

Adjournment- With no further business to discuss, the meeting was adjourned at 1:55M

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors