

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday June 2, 2021 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 four board members present: President, Steve Van Duzer, Secretary Jeannette Watling Mills and Director Scott Thompson and Director, Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management. Via Zoom video conference. Glenn Martin was absent.

Owners present: Mary Zahner and Georgie Maher

Minutes- MOTION made by Jeannette seconded by Johnnie to approve the April 22, 2021, Board meeting minutes.
MOTION passed unanimously.

Presidents Report-

- Steve reported that the alligator was removed. There was a problem with the irrigation system last week. Lang irrigation will be out this Thursday. Jeannette has volunteered to work on the social aspect of the community. A questionnaire was sent for volunteers to serve on communities. There have been a few responses and Jeannette will report to the Board with the volunteers. Earthworks sent a letter that in 2022 the landscape contract will increase 6%.

Treasurers Report-

- As attached to these corporate documents Brian Read from the April 2021 Financials.

Owner Comments-

- Owner stated that her emergency contact information was not on the directory.
- Owner asked if any owners have used hurricane windows.
- Owner asked if the Association has wind driven rain policy. Brian stated that the hurricane policy has the wind driven rain coverage.
- Owner stated that the landscape company is damaging her pavers.
- Owner stated that the hinges on her privacy fence need to be replaced. Brian will contact handyman to replace the hinges.

Committee Report, Landscaping-

- No Report

Unfinished Business-

- Dissuasion on Attorney to File Suit Against Insurance Company: Steve stated that we need to authorize the Attorney to file suit against the insurance company regarding the claim.
- **A MOTION** was made by Steve and seconded by Scott to instruct the Attorney to file a suit against the insurance company when needed. **MOTION passed unanimously.**

New Business-

- **ARC Approvals: 3117 Lake Park Ln – New windows.**
- **A MOTION** was made by Jeannette and seconded by Johnnie to approve the new windows at 3117 Lake Park Ln. **MOTION passed unanimously.**

- Scott stated that the Board has done quite a bit of due diligence prior to making a decision. When the process came to a pause the Roof inspection company recommended the Attorney. The roofing company will be doing the re-roof project at a 10% discount that goes to the Attorney costs once the insurance company approves the claim.

Next Meeting Date- The next meeting is scheduled TBD

Adjournment- With no further business to discuss, the meeting was adjourned at 3:55PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors