

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

## **BOARD OF DIRECTORS MEETING**

Monday August 16, 2021 at 2PM.

**Call the meeting to order-** Steve Van Duzer called the meeting to order at 2PM.

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

**Determination of a quorum-** A quorum was established with five board members present: President, Steve Van Duzer, Treasurer Glenn Martin, Secretary Jeannette Watling Mills, Director Scott Thompson and Director Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management. Via Zoom video conference

Owners present: Lori Annun & Tracy Haehle

**Minutes- MOTION** made by Scott seconded by Johnnie to approve the June 02, 2021, Board meeting minutes. **MOTION passed unanimously.**

### **Presidents Report-**

- No Report

### **Treasurers Report-**

- As attached to these corporate documents Glenn Read from the July 2021 Financials. Steve noted that the insurance expenses are more than what was budgeted for.

### **Owner Comments-**

- None

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

- No Report

### **Unfinished Business-**

- **Discussion on Sedgewick decision regarding coverage on roofs:** Steve reported on the finding from the insurance claim. Steve and Scott spoke with the Attorney last week and the Attorney wants to move forward with a demand for an appraisal of the loss. Steve explained the process on how the Attorney would move forward. This could take up to three months. Park Place will not be responsible for Attorney fees if the judgement is not in our favor. The Board will look at other alternatives for roof replacement if the case does not go in our favor. Discussion was had regarding the roof replacement.
- **A MOTION** was made by Glenn and seconded by Johnnie to proceed ahead with the Attorney to follow the appraisal process regarding the roofs. **MOTION passed unanimously.**

### **New Business-**

- **Pool Vandalism: Brian reported that the pool area was vandalized a few weeks ago.** Brian stated that there was some excrement on the pool deck and was quickly washed away. Brian also reported that the pool was cleaned that day or the next and The Water Club came out and shocked the pool to make sure that if there was any excrement was in the pool as well.
- Johnnie asked if the Association is going to get quotes for the landscape contract. Earthworks will be increasing the contract in January 2022.
- Jeannette stated that the pool bathrooms are not locked and the floors are very dirty. Brian stated he will contact the cleaner to do a thorough cleaning on the bathroom floors. There were other issues that were discussed that will require a handyman. Brian will contact Tony to have these issues repaired.

**Next Meeting Date-** The next meeting is scheduled September 23<sup>rd</sup> at 1PM

**Adjournment-** With no further business to discuss, the meeting was adjourned at 2:42PM

Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors