

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday September 23rd , 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 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: Georgie Maher, Teresa Mock & Tracy Haehle

Minutes- MOTION made by Scott seconded by Johnnie to approve the August 16th , 2021, Board meeting minutes with corrections. **MOTION passed unanimously.**

Presidents Report-

- No Report

Treasurers Report-

- As attached to these corporate documents Glenn Read from the August 2021 Financials.

Owner Comments-

- Owner asked to have the pest control company contact her to schedule treatment for an issue in the bedroom and closet
- Owner asked why there was an increase in the landscaping company contract. Scott stated that there is a general increase due to inflationary costs. Johnnie stated that the landscape company is catching up with there services due to rain.

Committee Report, Landscaping-

- Karen Zeigler reported that earthworks has been behind due to weather and covid cases. There are few issues that are inconsistent on the services, but they are working on getting these issues caught up.

Social Committee:

- Jeannette reported that the Halloween potluck dinner will be held on Halloween.

Unfinished Business-

- Steve reported that the door and faucet has been repaired. Brian stated that there were a couple privacy fences that were repaired as well. The floors at the pool bath will still need to be cleaned
- **Discussion regarding coverage on roofs:** Steve reported that hearing on the motion is scheduled on October 21st the Association Attorney Engineer will be on site to inspect the roofs on October 11th . Management will have to be on site to allow entrance to the units. Steve and Scott will call the Attorney to see if the engineer inspection is necessary prior to the hearing. Discussion followed regarding the roof replacement claim with owners.

New Business-

- Jeannette asked if the new pest control does spray during the pest control inspection. Brian stated that this was the termite inspection. Brian will contact PCS regarding the annual inspection and the quarterly exterior treatment.

Next Meeting Date- The next meeting is scheduled October 28th at 1PM

Adjournment- With no further business to discuss, the meeting was adjourned at 1:46 PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors