

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday January 6th, 2022 at 3PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 3:03 PM.

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 and Lynn Priest of Sunstate Management via Zoom video conference.

Owners present: Trudy Cook, Karen Ziegler, Tracy H, Mary Zahner and Sandy Fishman

Minutes- MOTION made by Scott seconded by Johnnie to approve the December 2nd, 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 December 2021 Financials. The financial are on the website. Financials look good

Owner Comments

- Sandy Fishman asked if the roofing project is still open for discussion or has it already been decided. Is this something that can be postponed until pricing comes down a bit? Brian explained that there is a possibility that insurance coverage may be an issue if this roofing project is not done this year. Scott also explained that it is the priority of the Board to ensure that the cost is fair, and they are looking out for the best interest of the community.

Committee Report, Landscaping-

- Karen Ziegler reported.

Social Committee:

- Jeannette reported. Jeannette is working on getting an event together

Unfinished Business-

- **Discussion regarding coverage on roofs:** Settlement with insurance company is not finalized yet but should be within the next month. Bids are being submitted now on roof replacement to be done prior to 2022 hurricane season. Scott mentioned the quotes need to be reviewed to insure they include all the same materials, skylights etc. Brian will confirm date and pricing on the estimate from Colonial Roofing. The copy we have is date 2/2/21 Currently we are waiting for the engineer to do the scope of work for the project so all bids will be "apples to apples". The scope of work report should be ready prior to the next scheduled meeting. A special meeting may need to be held in order to approve the cost of the engineering firm.

New Business-

- **Glenn** discussed insurance costs with upcoming roof project. He would like to present a letter to the insurance company confirming the work that is going to be done and the time frame. After roofing is replaced there will be a wind mitigation done and submitted to the insurance company for a reduction in premium.
- ARC request to replace lanai at 3162 Lake Park Lane. **MOTION** made by Steve and seconded by Johnnie to approve. **Motion passed unanimously**

Next Meeting Date- The next meeting is scheduled for February 10th at 3:00 PM

Adjournment- With no further business to discuss, the meeting was adjourned at 3:54 PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors