

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday August 4th 2022 at 3PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 3:05 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 of Sunstate Management via Zoom video conference.

Director Scott Thompson was absent

Owners present: Karen Ziegler, Teresa Mock, Lelle and Georgie Maher

Minutes- Approval of the minutes was tabled

Presidents Report-

- Steve reported that the Association needs to make sure that any new owners need an interview and a copy of the rules and regulations. There was a car parked in the guest parking spot for a couple days. The car was removed from the spot by the police. Steve called 'Pestguard and the price was reduced from \$1960 to \$1400 for the rodent exclusion at 3191. Steve proposed some new rules. There be no more than two vehicles per unit, if the owner has a pickup truck should be parked in the garage and the RV 48 hour rule should be for the entire year not for every weekend. Jeannette stated she would do a review of the rules and regulations. Brian will research on the grandfathering clause and the membership vote requirements.

Treasurers Report-

- As attached to these corporate documents Glenn Read from the July 2022 Financials. The financial are on the website. There will be a revision to the July financials the irrigation costs will be expensed out of reserves. Steve stated that the Pestguard contract for the termite inspection will not be used so this will offset some of the over expenses at the end of the fiscal year.

Owner Comments

- Georgie stated that there is a leak in the lanai roof where it meets the building roof.
- Teresa Mock stated that the issue with the leak on the lanai could be caused by the gutters being taken down. Teresa also stated that the gutters are clogged and causing erosion in the back yard. Brian stated that the roofers will be taking the gutters off and the gutters to install the roof. They will be dumping the leaves out of the gutters and put them back up. Brian will come out and take a look at the gutters at Teresa's unit.

Committee Report, Landscaping-

- Karen Ziegler reported that there are a lot of schedule changes. Karen thanked Johnnie for handling the responsibilities of the landscape committee.

Social Committee:

- Jeannette reported there are no future activities

Unfinished Business-

- **Roof replacement Discussion:** The Board discussed the answers to the questions that Jeannette submitted to Advanced Roofing. Jeannette was impressed by the answers from Advanced. Discussion was had regarding the skylight replacement; the sunlight installs at owners' cost and the information that will be distributed to the

owners. A list of owners will be collected who want a tubular sunlight or a skylight that is new and not scheduled for replacement this will be at the owners' cost.

Jeannette stated that the owners who want their dryer vents should have them done before the roof replacement is done. The dryer vents are cleaned from the laundry rooms so that should not be a factor.

New Business-

- None

Next Meeting Date- The next meeting is scheduled for TBD

Adjournment- With no further business to discuss, the meeting was adjourned at 4:12PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors