

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday December 1st 2022 at 11AM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 11AM.

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: Cyndi Flanagan, Nancy Moore, Tracy Haehle, Joyce Nies & Annette Breazeale

Minutes- A **MOTION** was made by Scott and seconded by Johnnie to approve the minutes from the September 8th 2022 Board meetings. **Motion passed unanimously**

Treasurers Report

- As Attached to these corporate documents Glenn read from the October 2022 financials. Glenn reported that due to hurricane cleanup the Association will be over budget. Discussion followed regarding the current special assessment A/R report. There is currently one owner who has not paid the roof replacement special assessment.

Unfinished Business-

- **Roof Project update:** As attached to these corporate documents Steve reported from the progress report from the roofing company on the roofing replacement. Scott asked how the roofing website is being sent to the owners. Brian stated he has sent the website information 2 times to the owners. Scott mentioned that the roads are being damaged. This should be pointed out to Advanced. Steve stated that all property damages should be reported to Advanced roofing. Jeannette stated that Advanced is working hard and doing a good job.

New Business-

- **Discussion on the tubular skylight:** Glenn reported advanced proposed an expensive cost for the owners to pay to have the tubular skylights. The cost was \$3609 for 5 or more and less than 5 would be \$6000 each. Steve stated that the skylight information will be sent to the owners.
- **Discussion on the tree/stump Removal:** The trees in the pond and the stumps will be removed on December 6th
- **Discussion on the Roof Project Website:** Discussed under Unfinished business.
- **Discussion on the proposed new Rules/Regulations:** Jeannette has a draft document and will set up a meeting

Owner Comments

- Owner stated that the Board should send the quotes for the tubular skylights. Also Annette asked to be involved with the document committee process for the document changes.
- Cyndi Flanagan asked if the skylight replacement is included with the cost of the project. Brian stated the skylights are included with the cost of the roof replacement. Owner asked when the project will be completed. The conclusion of the project is weather pending.
- Tracey reported that the gaskets on the skylights are bad. Steve stated that the skylights will be replaced. Who is responsible for the wind mitigation straps. The roofer is responsible. Owner asked if her tree is included in the tree removal project. Steve stated that the tree will have a safety pruning done. The roofers are not wearing safety lines. The landscapers have not been in the backyard to clean up the branches and twigs. The landscapers will be in to cleanup the backyard.
- Teresa Mock asked if there was a bank loan drafted. Glenn stated that there was not a bank loan. Was there a claim filed from the storm. Brian stated there was not a claim made. No damage was over the deductible. Advanced is not one company which leads to the communication breakdown. Brian stated that the wind mitigation report will be available to the owners when they are completed.

- Cindy Armstrong asked about the warranty and the skylights. Will the roofers be done before Christmas. Cindy stated that the phone number is incorrect on the sign for advanced roofing.
- Brief discussion was had regarding the time frame for the tile installation. The county needs to inspect prior to the tiles being installed.
- Discussion was had regarding the updating of the directory. Owners need to complete a permission form to have their names published.

Next Meeting Date- The next meeting is scheduled for January 12th at 10AM

Adjournment- With no further business to discuss, the meeting was adjourned at 12:19PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors