

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday January 26th 2023 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: Cyndi Flanagan, Nancy Moore, Tracy Haehle, Joyce Nies & Annette Breazeale

Minutes- A MOTION was made by Jeannette and seconded by Scott to approve the minutes from the December 1st 2022 Board meeting. **Motion passed unanimously**

Treasurers Report

As Attached to these corporate documents Glenn read from the December 2022 financials. Glenn reported that the association is running behind budget due to Hurricane cleanup the Associating could be over budget \$6000 to \$8000. Two of the roof project payment draws have been made.

Social Committee: Jeannette reported that she is getting a pretty good response for the community directory. Jeannette stated that she has 15 confirmations form the owners. Jeannette suggested finishing the roof project before the Rules and regulations are changed.

Landscape Committee: Karen reported that In Bloom will be starting with the new landscape contract. The cost and date of services are similar to the previous landscaper except for the trimming schedule. This company will do the trimming all at one time whether it takes one or two days

Unfinished Business-

Roof Project update: Steve reported that the roofers are down to the last two building for the tear off portion. The skylights will be installed when the tiling is done. There will be a final punch list to complete the inspection. There will be an eblast to all owners asking if there is anything that needs to be done to complete the inspection. Glenn expressed his disappointment with advanced. They have not executed with respect to professionalism. They have not provided the weekly update that was promised in the contract. Glenn added that there may be supply issues with the installation of the skylights. Sunstate will develop a spreadsheet regarding owners comments regarding the roofing project once it is completed and submitted to Advanced to correct issues.

New Business-

Process for ARC Applications: Steve reported that any changes to the outside of the units cannot be made unless they are approved by the Board. This includes but not limited to landscaping, doors, windows, Patios and additions.

Process for Providing keys to Management: Each owner must provide a key to the management. Glenn suggested to have Management do an inventory of each lock for each unit. These keys are only used for access for Association business and the unit owner is informed prior to entry. Glenn stated that Sunstate do the key inventory annually.

Owner Comments

Annette stated she is hoping there is a special crew for the skylight install. There was damage done by the roofers. Steve said to put this in writing now to get resolved before completion of the roofs. Glenn stated that the strapping will be compliant per code for the wind mitigation.

Owner asked if the soffits will be repaired. Brian will get proposal for the soffit repair

Owner asked if the owner will get a copy of the wind mitigations. Steve stated that all residents will be getting a copy of the inspections.

Brian stated the annual meeting is scheduled for March 23rd 2023.

Next Meeting Date- TBD

Adjournment- With no further business to discuss, the meeting was adjourned at 2:23PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors