

# **PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS BUDGET MEETING**

Thursday March 9, 2023, at 5PM.

**Call the meeting to order-** Steve Van Duzer called the meeting to order at 5 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 four board members present: President, Steve Van Duzer, Treasurer Glenn Martin, Secretary Jeannette Watling Mills and Director Scott Thompson. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Director Johnnie Powell was absent.

Owners present: Karen Ziegler, Lori Anum, Mary Zahner, Tracy Haehle, Terri Crawford, Bob Revou and Teresa Mock.

**Minutes- MOTION** made by Scott seconded by Glenn to approve the January 26<sup>th</sup>, 2023, Board meeting minutes with corrections. **MOTION passed unanimously.**

### **Presidents Report-**

- Steve deferred the report to items on the agenda.

### **Treasurers Report-**

- As Attached to these corporate documents Glenn read from the February documents. Financials are currently on the website. Over budget due to hurricane clean-up costs and irrigation repair expenses. The year end may be \$20,000 over budget.

### **Committee Report, Landscaping-**

- Karen Ziegler stated In Bloom started in February and has completed two months of trimming they are mowing on Friday. They will be mowing weekly in the growing season. The irrigation has been repaired. Odd address numbers are Monday and Thursday even numbers are Tuesday and Friday for irrigation.

### **Social Committee:**

- Jeannette reported all but two owners have replied to the directory. Jeannette asked if the Board would like to list the long term renters on the directory. Scott stated he would like to have them on the directory. Glenn stated if the renter agrees to be listed it shouldn't be an issue. The Board agreed to list the renters. Jeannette would like to have a printed booklet.

### **Owner Comments**

- Owners commented on the issues and delays with the skylights

### **Unfinished Business-**

- Steve reported that the inspector for the wind mitigation reports has done 9 buildings. The inspector will be back this Sunday Morning to complete the final 6 buildings. Access will be needed for 6 more buildings. Once the mitigation is completed then the reports will be sent to the Insurance agent to get the clip credit for the wind policy.

### **New Business-**

- **Discussion and vote for the 2023 – 2024 Proposed budget:** Glenn presented the 2023-2024 proposed budget. Discussion followed regarding the proposed budget. Glenn stated that Insurance costs have increased significantly due to the hurricane and the increased value of our homes. This has resulted in a corresponding increase in our quarterly assessment. It's possible that our insurance premium will go down after the roof strapping is completed, but that is unknown until our agent can go back to our insurers with confirmation of completion. Discussion followed the insurance reduction and the insurance line item.

- **A MOTION** was made by Scott and seconded by Steve to approve the 23-24 proposed budget as presented at \$1825 per quarter. **MOTION passed unanimously.**  
Owner asked for the results form the lawsuit with the insurance company. Steve stated the insurance company has settled. The litigation against the other roofing company is still ongoing.

**Next Meeting Date-** The next meeting is scheduled for March 23<sup>rd</sup> 2023 at 6:00 PM (Annual Meeting)

**Adjournment-** With no further business to discuss, the meeting was adjourned at 6:22PM

Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors