

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday April 27th 2023 at 3PM.

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

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 Terri Crawford. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Owners present: Tracy Haehle, Annette Breazeale and Jerry & Jane Lelle.

Minutes- A MOTION was made by Scott and seconded by Glenn to approve the minutes from the March 23rd 2023 Organizational Board meeting. **Motion passed unanimously.**

A MOTION was made by Scott and seconded by Glenn to approve the minutes from the March 9th 2023 Budget meeting with corrections. **Motion passed unanimously.**

Presidents Report

Steve stated he does not have a Presidents report and gave the floor to Karen Ziegler

Karen Ziegler reported on the Privacy fence repair work. The cost to repair these fences is quoted at \$1400. The painting for the repair work is quoted at \$700. There are more fences that need to be painted and that would be \$200 per fence for painting the outside of the fences. The inside of the fences are the property owners responsibility. Brian stated that the association could set precedence if it chooses to paint the inside the fences. Brian also stated that he believes that the inside of the ground area of the fences may be the owners responsibility but not the actual fence itself. Discussion followed regarding sending a survey to see if the owners want to remove the privacy fences.

A MOTION was made by Scott and seconded by Terri to approve the \$1400 to be expensed out of reserves to repair the privacy fences. **Motion passed unanimously.**

Karen reported that she received another proposal for the awning. Discussion followed on the choice of color. To change the color, it would require a material change. The Board would like to send out the color choices for the awning.

Treasurers Report

As Attached to these corporate documents Glenn read from the March 2023 financials.

Social Committee: Jeannette reported she finished the directory, and it was distributed. The printed directory is in the works for the future. A few residents have expressed interest in having a garage sale.

Landscape Committee: No Report

Unfinished Business-

Roof Project update: Steve reported that the skylights that were delivered last week ended up being the wrong skylight. The roofer is on site to determine when the skylights will be delivered and installed. The dumpster removal will be discussed. The roofer stated he will have the tile delivery soon to finish the last roof. There has been a crew on site doing the touch up work. This is being done house by house, not specific houses. Some of the leaks were behind the gutter boxes. This is possibly caused by not having enough caulking in that area.

New Business-

Privacy Fence Repair: Discussed under Presidents report.

ARC Request 3109 – New Lanai/Screen Enclosure: Steve has talked to the owner and the lanai will be the same as 3193. The frame will be white. It will not be any larger than any existing current lanai.

A **MOTION** was made by Scott and seconded by Jeanette to approve the Lanai at 3109 with written amendment to state the lanai will be white and a pending permit. **Motion passed unanimously.**

Owner Comments:

Annette thanked the Board for all of their hard work with the roof project. Annette asked if the issues she sent in February will be addressed and also asked about the color of the awning.

Tracey Haehle stated she had a leak in her garage from the gutter box. Tracey also addressed other issues and concerns.

Next Meeting Date- May 18th at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 3:49

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors