

# PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

Thursday May 18<sup>th</sup> 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: Cyndi Flanagan, Bob Revou, Teresa Mock and Trudy Cook.

**A MOTION** was made by Scott and seconded by Jeannette to approve the minutes from the April 27<sup>th</sup> 2023 Board meeting. **Motion passed unanimously.**

### Presidents Report – No Report

### Treasurers Report

As Attached to these corporate documents Glenn read from the April 2023 financials. There should be a small insurance credit of about \$7,000 for the year. Glenn suggested exploring other options on the carrier for the property policy.

**Social Committee:** No Report

**Landscape Committee:** No Report

### Unfinished Business-

**Roof Project update:** Steve reported that the roofers have confirmed that there is a skylight that has been ordered that will fit. The latest update stated the new skylights will be installed on 5/19 but that could be the wrong date because there are no skylights that have been delivered on site. Discussion followed regarding the roofing update. Scott stated there are two pallets of tiles in his direct view that are the left-over tiles. Glenn suggested extending the privacy fence to block the view of the tiles.

**Privacy Fence Repair:** Steve reported that the fences are in the process of being repaired by Scott Bardelli the handyman. Scott B. proposal was the best quote.

**A MOTION** was made by Scott and seconded by Glenn to approve the proposal from Scott Bardelli at \$5,040 to be expensed from the fence line item in reserves. **Motion passed unanimously.**

### New Business-

**Cabana Awning Discussion:** Brian confirmed that the awning replacement can be expensed from the reserves capital improvement line item . Steve stated that the awning proposal came in at \$3975.

**A MOTION** was made by Scott and seconded by Glenn to approve the proposal from United states awning at \$3975 with the color to be light grey. **Motion passed 4-1 with Jeannette voting no on the color.**

### Owner Comments:

Owner stated that her skylight was leaking during the last storm. New irrigation at 3117 was discussed.

Owner asked if the gutters and downspouts are going to be replaced. Owner stated that the tree from the church property is leaning on the fence in the backyard.

Steve reminded the residents that they should make sure to remove items that are under the skylights, this was expressed to all the owners on numerous occasions prior to the roof work starting.

**Next Meeting Date-** June 15<sup>th</sup> at 3PM

**Adjournment-** With no further business to discuss, the meeting was adjourned at 3:52

Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors