

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday June 15th 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 Glenn to approve the minutes from the May 18th 2023 Board meeting with corrections. **Motion passed unanimously.**

Presidents Report – Steve thanked Nancy Moore for organizing the social events at park Place Villas. Remind the owners that if they do have a pest issue, they can contact Pest guard the phone 941-358-3863. They are very responsive. Solicitation is not permitted in Park place Villas, don't open the door but if you do, tell the solicitors that Park Place Villas is private property, and they are not permitted to solicit. The landscaper is on schedule to remove a tree behind 3130.

Treasurers Report – Glenn reported he is talking with other insurance brokers and the insurance escrow is still in escrow.

Social Committee: No Report

Landscape Committee: No Report

Unfinished Business-

Roof Project update: Steve reported that he spoke to Advanced today and the tiles are on site and the crew is going to be on site this weekend. Oriam will be meeting with the engineer soon to start on the punch list. He will look at 3161, 3138 and 3191. The estimate at 3189 privacy fence was sent to Advanced on 5-21. Discussion followed regarding the skylight installation, cracked driveways, down spouts and gutters and nails in tires that will be addressed by Advanced. Glenn stated that Advanced will not be paid any more until the issues are corrected.

Privacy Fence Repair Update: Steve reported that the handyman is making progress on the fences. The residents need to clean up inside the fences so the work can be repaired. Brian will schedule a walk through with the handyman to review the work.

Cabana Awning Update: Steve stated the awning was ordered and should be replaced in July.

New Business-

Directory: Jeannette stated that the draft of the directory has been sent out and Jeanette is waiting for the approval that the information is correct before placing it on the website.

Owner Comments:

Scott stated that the church tree branches were cut off behind 3138.

Teresa stated that there are bugs that need to be treated. There is a large pothole developing on the road by her unit. There is a broken and sunken tile on the entrance. There were scratches and tar on the skylight that was installed at her unit.

Scott stated he spoke with the O'Sullivans and they are of the opinion that the pool deck needs resurfacing. Scott read from a statement from the O'Sullivans regarding why the pool deck needs to be painted. Brian will get quotes for painting and ask how long until the pool deck needs to be resurfaced.

Next Meeting Date- July 20th at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 3:59

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors