

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

## **BOARD OF DIRECTORS MEETING**

Thursday August 17<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: Mary Zahner, Ron & Tracey Haehle, Teresa Mock and Jerry Lelle

**MOTION** was made by Scott and seconded by Terri to approve the minutes from the June 15<sup>th</sup> 2023 Board meeting with corrections. **Motion passed unanimously.**

**Presidents Report** – Steve reported that he received a request from Oak Forrest regarding to get the county to highlight the traffic issues on Proctor. They are attempting to get the other Associations and businesses to get involved.

**Treasurers Report** – As Attached to these corporate documents Glenn read from the July 2023 financials. Glenn reported that the insurance category is over budget. This is due to the substantial increase to our insurance premium. This will be ongoing. We anticipate credit from the insurance company for the wind mitigation done in conjunction with the reroof project. This will partially offset the increase in premiums. Brian is looking into the timing of the credit.

**Social Committee: No Report**

**Landscape Committee: No Report**

### **Unfinished Business-**

**Roof Project update:** Steve reported that the roofs are not satisfactory. Advanced is periodically on property however there are still many punch list items to be completed. The last three payments are being withheld until the work is done to the satisfaction of the association. The punch list has been sent to Advanced Roofing on multiple occasions as well as some individual issues involving leaks and interior damage. Terri expressed extreme concern for some of the unit owner's issues with the rains that have been happening. Jeannette stated that her garage is still flooding. Brian will send the three leaks in the garages to Advanced and demand them to make these repairs within 24 hours or the Association will have another company come in and make the repairs and then deduct the cost from the Advanced bill.

**Privacy Fence Repair Update:** Steve reported that the broken planks have been replaced. Scott Bardelli is in the process of painting the fences but needs to let the pressure treated wood cure before the wood is painted.

**Cabana Awning Update:** Brian reported that he did not realize that the company needed a deposit, so the installation has been delayed. The deposit check has been received by US awning and they have ordered the fabric. The installation date is approximately 3 months out.

### **New Business- None**

### **Owner Comments:**

Owners made comments regarding the roofing project, which buildings received gutter cleaning, the painting of the leak stains, and the areas of the roofs that need mortar. A lengthy discussion followed regarding the unsatisfactory work from the roofing project.

**Next Meeting Date-** September 21<sup>st</sup> at 3PM

**Adjournment-** With no further business to discuss, the meeting was adjourned at 4:00PM

Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors