

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday September 21 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 August 17th 2023 Board meeting with corrections. **Motion passed unanimously.**

Presidents Report – No Report

Treasurers Report – As Attached to these corporate documents Glenn read from the August 2023 financials.

Social Committee: No Report

Landscape Committee: No Report

Unfinished Business-

Roof Project update: Steve reported that the roofs are not satisfactory. Terri reported that the roofing company has been on site doing repairs and did a thorough job at her condo. Jeannette reported that the leak in her garage appears to have been repaired. Scott reported that the crew has been on site twice this week and it appears that the skylights have been uncovered.

Privacy Fence Repair Update: Steve reported that there is some painting to be done.

Cabana Awning Update: Brian reported that the fabric is on order from US Awning. The schedule manager will be reaching out to Brian soon to take down the metal portion.

New Business-

Pool deck painting proposals: Brian presented two proposals for the pool deck painting. Kuston Brush was at \$3550 and Odeh's Home Improvements was at \$2,300

A MOTION was made by Scott and seconded by Glenn to approve the Odeh's Home Improvements pool deck painting proposal. **Motion passed unanimously.**

Steve mentioned that the pool company thinks there may be a pool leak. The pool company will monitor the issue and have a leak detection company come out if there is a leak.

Owner Comments:

Owners discussed the roofing issues.

Next Meeting Date- October 19th at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:12PM

Respectively Submitted,

Brian Rivenbark, CAM

For the Board of Directors