

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Thursday January 16, 2025 at 3PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 3:01PM.

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 Glen Martin, Jeannette Mills and Directors Terri Crawford & Scott Thompson. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Owners present: Teresa Mock, Tracy Haele, Karen Ziegler, Mary Zahner & Bob Revou were present.

MOTION was made by Terri Crawford and seconded by Jeannette Mills to approve the minutes from the December 19, 2024 Board meeting with corrections. Motion passed unanimously.

Presidents Report – Steve Vanduzer reported the insurance premiums renewal have reduced for 2025 – 2026. The money that has been held in escrow has been received. The soffit repairs have been done. The privacy and perimeter fences are still in need of repair.

Treasurers Report – As Attached to these corporate documents Glen Martin read from the December 2024 financials.

Social Committee: No Report

Landscape Committee: Karen Zeigler reported she met with the landscaper today and they have addressed the low hanging branches. They will provide a proposal to clean up the fence area on Lockwood ridge. Some dead bushes were removed, and sod will be installed. Karen is getting a proposal to remove two dead palms, there is a dead stump that will need to be ground down.

Unfinished Business-

Perimeter fence repair update: Brian reported that he is meeting with Sarasota Fence on Feb 20<sup>th</sup> to get another proposal for the perimeter fence.

Privacy fence repair update: Brian reported that the perimeter fence repair will start on Feb 21<sup>st</sup> this will be an ongoing repair.

Outside wall repair: Glen reported that this is the front of the unit repair that is missing the wood plank. Glen stated that he has the wood plank in his garage.

Lamp post repair: Brian reported that the light post will be repaired when the privacy fences are repaired.

New Business-

NONE

Owner Comments:

Comments were taken from the floor. Coupon books, money from escrow, the roofing tiles that were used from the repairs, the drainage issue near 3101 was discussed. Brian reported he has an engineering proposal regarding the drainage issue. Discussion was had regarding the trees that overhang Park Place from the Church next door. Scott said he will check with the church about having the trees trimmed.

Next Meeting Date- February 20 2025

Adjournment- With no further business to discuss, the meeting was adjourned at 3:56PM  
Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors