

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Thursday February 20, 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: Tracy Haele, Karen Ziegler, Mary Zahner were present.

MOTION was made by Scott Thompson and seconded by Glen Martin to approve the minutes from the January 16, 2025 Board meeting with corrections. Motion passed unanimously.

Presidents Report – Steve Vanduzer reported the annual meeting is March 20 at Aravilla. There is another unit being leased at 3177. There are two units currently being leased. 6 total units are permitted to be leased.

Treasurers Report – As Attached to these corporate documents Glen Martin read from the January 2024 financials. There are three owners who have not paid the 3 qt dues. Discussion followed regarding having a compilation done for the association.

Social Committee: No Report

Landscape Committee: Karen Zeigler reported that the fence line on the east side will need to be cleaned out. Brian will contact Sarasota fence to ask them how much debris will need to be removed.

Unfinished Business-

North Side Water Drainage: **Brian stated he has contacted the county and they don't have any underground utilities in the area.** Brian stated that the crack in the asphalt could be an issue if there is pressure washing in the area.

Perimeter fence repair update:

A MOTION was made by Terri Crawford and seconded by Scott Thompson to approve the proposal from Sarasota Fence for the perimeter fence repairs and replacements. Motion passed unanimously

Privacy fence repair update: Brian reported that the privacy fence repairs have been completed. 3185 has not been completed.

Outside wall repair: Brian Reported that this work will be done on Tuesday February 25<sup>th</sup>

Lamp post repair: Steve Vanduzer reported that the post has been ordered.

Asphalt Crack Repairs: Brian reported that he has contacted Superior Asphalt, and they will be out next week to inspect.

Update on Work Order Report: Brian stated he will send the updated report to the Board tomorrow. 3150 skylight was repaired but the workmanship was sloppy. Brian will contact Advanced Roofing regarding the workmanship. Discussion followed regarding the use of the tiles that were left. Advanced Roofing should replace the tiles they used.

New Business-

2025-2026 Budget Discussion: Glen Martin explained the 2025-2026 budget line items. Glen recommended keeping the quarterly fees the same as the previous year. Discussion followed regarding the Comcast contract.

Owner Comments:

Comments were taken from the floor regarding the cable contract and fence repairs

Next Meeting Date- March 14<sup>th</sup> 2025 at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:20PM  
Respectively Submitted,  
Brian Rivenbark, CAM  
For the Board of Directors