

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday April 17, 2025 at 3:00PM.

Call the meeting to order- Terri Crawford 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 Four board members present: President, Terri Crawford, Treasurer Glen Martin and Directors Steve Van Duzer & Scott Thompson. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Johnnie Powell was absent.

Owners present: Mary Zahner, Teresa Mock, Tracy Haehle, Bob Revou, Jeanette Watling Mills and Karen Ziegler, were present.

MOTION was made by Scott Thompson and seconded by Glen Martin to approve the minutes from the March 14, 2025 Board meeting with corrections. Motion passed unanimously.

MOTION was made by Steve Van Duzer and seconded by Glen Martin to approve the minutes from the March 20, 2025 Board Organizational meeting with corrections. Motion passed unanimously.

Presidents Report – Terri Crawford reported. Terri thanked the Board for their help with the transition to the President position. Terri suggested having a representative from the Lake Doctors to give a presentation at a Board meeting.

Treasurers Report – As Attached to these corporate documents Glen Martin read from the March 2025 financials. A MOTION was made by Glenn Martin and seconded by Scott Thompson to transfer the 2024-2025 surplus rollover to the reserve account. Motion passed unanimously  
The money from the centennial money market account will be transferred to the Truist money market account.  
Discussion followed regarding the A/R.

Social Committee: No Report

Landscape Committee: Karen Zeigler reported. The dead plants will be replaced along the proctor wall. New plantings will also be added to the entrance. Karen welcomed suggestions for common area landscape upgrades.

Unfinished Business-

Replacement fence: Brian Rivenbark reported that the fence is now scheduled in 2 to 3 weeks.

Advanced Roofing (replacement tiles, reported broken tiles, annual roof inspection): Steve Van Duzer reported that Advanced Roofing has not replied. He has escalated the request and will get a response soon. It was suggested to have Lee Steward inspect the roofs. Brian stated he will contact Lee Steward to complete the inspection.

A MOTION was made by Scott Thompson and seconded by Steve Van Duzer to contract Lee Steward to perform a roof inspection not to exceed \$1000. Motion passed unanimously

Gutters (maintenance/possible future replacement): Brian Rivenbark stated he can get proposals for the gutter inspection. He is using a new gutter company called Applegarth Gutters. Brian will also get a proposal for the cleaning.

Road: Terri Crawford reported that Superior Asphalt was on site and inspected the road cracks, they stated that the cracks are normal and should not be filled in. Brian will get a second opinion from another contractor.

TV/Internet Options: Scott Thompson reported. Scott Thompson reported on a consulting group that can negotiate on the behalf of the Association on any cable, internet and streaming services.

Work Orders: Discussed earlier.

Switch to Truist Bank (homeowner association assessment payment): Terri Crawford reminded the owner to make sure

they sign up to pay at Truist Bank for the quarterly dues.

#### New Business

Approve sales application for 3165:

A MOTION was made by Glenn Martin and seconded by Steve Van Duzer to approve the sales application for 3165 Lake Park Lane. Motion passed unanimously

Fence Gate (as requested by residents at Annual Meeting): Terri Crawford reported. The Fence gate was discussed and the Board agreed that the gate is not necessary and could pose a security issue. This cannot be used for resident entrance gate. It is for emergency purposes only. Discussion followed regarding how emergency services could get in to the community. Brian stated that a Knox box could be installed on the gate.

Lease Approval Process review: Terri Crawford reported. Terri recommended that the lease interview process should be removed from the application. The Board agreed to remove this from the lease application.

A MOTION was made by Scott Thompson and seconded by Glenn martin to remove the language stating there will be an interview of the tenant from the lease application. Motion passed unanimously

Power Washing (driveways and sidewalks): Brian Rivenbark reported that he has received one proposal for the driveway and walkway pressure washing at \$2900 from Odeh Home Improvements. Brian has also reached out to Daystar and Clean Bay for the proposals. Daystar will be out on April 20. Clean Bay responded and said he will be out to get the proposal.

Updated Resident Directory: Brian Rivenbark reported that the directory will be updated with the new owner at 3165 Lake Park lane.

#### Owner Comments:

Comments were taken from the floor

Next Meeting Date- May 15 2025 at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:45PM

Respectively Submitted,  
Brian Rivenbark, CAM  
For the Board of Directors