

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday May 15, 2025 at 3:00PM.

Call the meeting to order- Terri Crawford called the meeting to order at 3:00PM.

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, Johnnie Powell and Director Scott Thompson. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Steve VanDuzer was not present.

Owners present: Mary Zahner, Teresa Mock and Jeannette Watling Mills were present.

MOTION was made by Glen Martin and seconded by Scott Thompson to approve the minutes from the April 17, 2025 Board meeting with corrections. Motion passed unanimously.

Presidents Report – Terri Crawford reported. There have been some people trespassing on the property and fishing. The Sherrif stated that the 911 number can be called. Pestguard trapped an armadillo but there are still more around. Pestguard wants to expand the traps. The tree trimming will be starting soon.

Treasurers Report – As Attached to these corporate documents Glen Martin read from the March 2025 financials. Discussion followed regarding the A/R.

Landscape Committee: Johnnie Powell reported. The tree trimming will start this week and the hardwoods will start next week.

Unfinished Business-

Replacement fence: Brian Rivenbark reported that the fence repair has been completed. There are some areas that still need repair and the proposal was sent in on March 7th. Brian will follow up with the fence company

Advanced Roofing (replacement tiles, reported broken tiles, annual roof inspection): Terri Crawford reported that the roofing tiles have not been delivered. Brian stated the final payment for the final acceptance was June 3 2024

Gutters (maintenance/possible future replacement): Brian Rivenbark reported that he has requested a proposal from Applegarth gutters for the gutter repair. Applegarth does not do the cleaning and he will get proposals for this.

TV/Internet Options: The consulting has been started but there has not been a report yet.

Work Orders: Brian stated that he is getting the work orders and will be addressing them. The work orders were discussed.

Power Washing (driveways and sidewalks): Brian Rivenbark presented three pressure washing proposals. Salty Seas, Daystar Exterior Cleaning and Odeh Home Improvements.

A MOTION was made by Scott Thompson and seconded by Johnnie Powell to approve the proposal from Odeh Home Improvements in the amount of \$3900 to pressure wash the driveways, entry sidewalks, Proctor Rd wall and the entrance median. Odeh will send in an official proposal Motion passed unanimously.

Cracks in The Roads: Terri Crawford reported that a second opinion was received confirming that the cracks should not be filled. This will be monitored

Updated Resident Directory: Terri Crawford reported that the directory is on the portal for the Board. Sunstate will add the directory to the documents folder so residents can view.

New Business

Roof Inspection Results: Terri Crawford reported. An inspection was received from Lee Steward. This report will be saved as official records of the Association.

Owner Comments:

Comments were taken from the floor

Next Meeting Date- June 19, 2025 at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:13PM

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