

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday June 19, 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 Steve VanDuzer, Scott Thompson. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Owners present: Mary Zahner, Tracy Haehle, Jack Nies and Jeannette Watling Mills were present.

MOTION was made by Scott Thompson and seconded by Glenn Martin to approve the minutes from the May 15, 2025 Board meeting with corrections. Motion passed unanimously.

Presidents Report – Terri Crawford reported. Terri thanked Nancy for getting the Memorial Day gathering together. The power washing was completed yesterday and they did a great job. Make sure all owners and Board members have access to the portal.

Treasurers Report – As Attached to these corporate documents Glen Martin read from the May 2025 financials. discussions detail about past due dues, discussions about prepaid assessments and getting contracts on portal.

Landscape Committee: Karen Zeigler reported. The landscape projects that were to be done in May have been completed.

Unfinished Business-

Gutter Cleaning proposals: Brian Rivenbark presented three proposal for the gutter cleaning project. Discussion followed regarding the proposals.

A MOTION was made by Glenn Martin and seconded by Scott Thompson to approve the gutter cleaning proposal from 2 Guys Gutters in the amount of \$4,125. To be expensed from the general maintenance. Motion passed unanimously

TV/Internet Options: Scott Thompson reported. The consultant stated that the Comcast contract is set to renew in 2028. The contract renews every five years unless a 90 day termination notice is given to Comcast. Discussion was had regarding the Comcast contract.

Work Orders: Brian Rivenbark reported. There was a work order for termites and another for a broken collection box.

New Business

3193 Fumigation proposals: Brian Rivenbark reported. Brian Presented three proposals for the fumigation of 3193. Scott Thompson suggested having the other building fumigated at the same time to get a discount for two building fumigation.

A MOTION was made by Scott Thompson and seconded by Glenn Martin to approve the proposal from Hughes in the amount of \$4708.00 for fumigation at 3193 to be expensed against reserves with an additional proposal from Huges to fumigate 3101 and 3109. Motion passed unanimously

Discussion and Vote on Estate Sale at 3191: Terri Crawford reported. The estate sale is scheduled for June 27th and 28th . The unit is in the front of the community and the owner has a professional estate sale company handling the sale.

A MOTION was made by Scott Thompson and seconded by Glenn Martin to approve the two-day estate sale and waive the one-day rule for estate sales. Motion passed with Terri Crawford abstaining.

Pool Usage - Rules and Regulations: Terri Crawford reported. The pool rules should state that the guests must be accompanied by a unit owner. This should be added to the Rules and Regulations. This discussion was tabled to the next meeting.

Hurricane Preparation Information Email: Terri Crawford reported: The Hurricane preparedness email will be eblasted to the community again this year.

Owner Comments:

Comments were taken from the floor. Comcast cable bill, 3139 driveway work, 3185 gutter repair and the extra roofing tiles.

Next Meeting Date- July 17, 2025 at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:29PM

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