

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday July 17, 2025 at 3:00PM.

Call the meeting to order- Terri Crawford called the meeting to order at 3:09PM.

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

Scott Thompson and Glen Martin were not present

Owners present: Mary Zahner, Tracy Haehle, Bob Desrochers, Jeannette Watling Mills were present.

A MOTION was made by Steve Vanduzer and seconded by Johnnie Powell to approve the minutes from the June 19, 2025 Board meeting. Motion passed unanimously.

Presidents Report – Terri Crawford reported. There is a large tree branch that fell in the lake, Brian has contacted In Bloom to have it removed. The pool company has been treating the pool for algae.

Treasurers Report – No Report The current AR was discussed.

Landscape Committee: Karen Zeigler reported.

Unfinished Business-

Gutter Cleaning Update: Brian Rivenbark stated the deposit has been cut for the gutter cleaning vendor and the work will be scheduled.

TV/Internet Options: No Report

Roofing Tile Replacement: Brian Rivenbark will follow up with advanced on the tile replacement.

3139 Driveway: The driveway seems to look good after the rain

Termite Treatment/Fumigation (3101/3109 and 3191/3193): The fumigation for 3191 and 3193 is scheduled for August 5th. 3101 and 3109 is scheduled on July 25th

Hurricane Preparedness Email: This email will be reviewed and sent within the next couple of days.

Proposed revision of Rules and Regulations (specifically Pool Use and Yard, Garage and Estate Sales): Terri Crawford reported. The Rules and Regulations will need to be updated with newer information, specifically Pool Use and Yard, Garage and Estate Sales. This would require a 14 day notice. Terri will send out the proposed rules and regulations to the Board for review.

New Business

None

Owner Comments:

Comments were taken from the floor. Roof repairs at 3145, Light post repairs, gutter repairs

Next Meeting Date- August 21, 2025 at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:04PM

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