

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday August 21, 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, Secretary Johnnie Powell, Vice President Scott Thompson and Director Steve VanDuzer. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

Glen Martin was not present

Owners present: Tracy Haehle, Jeannette Watling-Mills and Teresa Mock were present.

A MOTION was made by Scott Thompson and seconded by Johnnie Powell to approve the minutes from the July 17, 2025 Board meeting. Motion passed unanimously.

Presidents Report – Terri Crawford reported. Terri attended a couple Condo Association education seminars.

Treasurers Report – No Report The current AR was discussed. There is one owner that is past due and now with the attorney for collections.

Landscape Committee: Terri Crawford reported that the tree has been removed from the pond. The vegetation at the access gate is being trimmed and there is one tree that should be looked at for insects and trimming .

Unfinished Business-

Lamp Posts: Brian Rivenbark reported that Odeh has the lampposts scheduled for repair next week but he has a family emergency and will not be able to schedule for next week. Brian suggested calling an electrician.

Gutter Cleaning Update: Terri Crawford reported that the gutter cleaning has been completed. Some of the debris was not cleaned up. Brian will contact 2guys Gutters regarding the cleanup.

TV/Internet Options: Brian Rivenbark stated that Xfinity reached out

Roofing Tile Replacement: Brian Rivenbark stated that the roof tiles were ordered on July 17. Brian stated that he followed up with Advanced on 8/19. Brian reported that Advanced had a communication error with the trucking company and as soon as they have an available truck the tiles will be delivered.

Termite Treatment/Fumigation (3101/3109 and 3191/3193): The fumigation for 3191 and 3193 and 3101 and 3109 has been completed. Jeanette Watling Mills reported that the experience with Hughes was not pleasant.

Hurricane Preparedness Email: The Eblast was sent on July 18th

Proposed revision of Rules and Regulations: Discussion was had regarding the proposed 2025 Rules and Regulations.

New Business

Brian Rivenbark will have a Pool resurface company come out and diagnose the condition of the pool surface and the tile surround.

Owner Comments:

Comments were taken from the floor.

Next Meeting Date- September 18, 2025 at 3PM

Adjournment- With no further business to discuss, the meeting was adjourned at 4:39PM

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