

**PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**Monday, June 12<sup>th</sup>, 2017 at 1p.m.**

**At the offices of Sunstate Association Management Services Group**

**5602 Marquesas Circle, Sarasota, Florida 34233**

**CONFERENCE CALL**

**APPROVED MINUTES**

**CALL TO ORDER:** The meeting was called to order by Steve at 1pm.

**QUORUM:** A quorum was established with Steve, Jean and Johnnie present. Also present was Nicole Banks of Sunstate Management and owners, Dean Planeaux and Karen Ziegler. At 1:35pm, Glenn Martin joined the conference.

**MINUTES: MOTION** made by Johnnie, seconded by Jean, to waive the reading of the May 18, 2017 Board Meeting Minutes and approve as presented. MOTION passed unanimously.

**UNFINISHED BUSINESS:**

- Roof Cleaning- We have 3 bids (Hoover, Expert and Sundance). We will await a forth bid from Franklin Power Washing.
- [www.myparkplacevillas.com](http://www.myparkplacevillas.com) – Nicole will take photos to be added. Jean will contact Charlotte to send an email blast to all owners making them aware of the website.
- Lamp Posts- 3166 and 3101. Nicole will contact a handyman.
- Erosion- James of Earth Works will follow up with Johnnie directly. Nicole will ask Mike Mehan about the excess dirt at Autumn Sarasota construction site to see if that would be an available option. Nicole will also firm a quote for 3138.
- Autumn Sarasota- Jean attended their recent meeting. It is planned to open mid-2018.

**NEW BUSINESS:**

- Pest Control Treatment- 3185 and 3189 is in progress. Openings have been sealed, traps have been set. 3101 and 3109 treatment has been completed. Nicole and Jean will follow up to be sure no additional repairs to the building are needed.
- Roof Leaks- Nicole has contacted Lee Steward on three reported roof leaks. 3145 has been successfully repaired. 3185 needs to be looked at. 3138 has been in contact with Lee directly.
- Steve noted that the pool electric bill was about \$100 less running on the new pump system.

**NEXT MEETING:** TBD

**ADJOURNMENT:** With no further business to discuss, Glenn made a motion, seconded by Jean to adjourn the meeting at 1:58pm.

Respectively Submitted,

*Nicole Banks*

Nicole Banks, CAM  
Sunstate Management  
For the Board of Directors