

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, September 21, 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 Nicole at 1:03pm.

QUORUM: A quorum was established with Jean, Glenn and Johnnie present. Also present was Nicole Banks of Sunstate Management and owner, Bob Revou.

MINUTES: MOTION made by Johnnie, seconded by Jean, to waive the reading of the July 17, 2017 Board Meeting Minutes and approve as presented. MOTION passed unanimously.

PRESIDENTS REPORT:

- A roof inspection will be performed by Colonial Roofing to provide perspective on what if anything can be done with the roofs (short of completely replacing them). To date, there were 30 reported roof leaks.
- Pool backflow which was leaking has inspected in August and found to be ok. There is no major expense.
- Sunstate maintenance will return the pool furniture
- Unit 24 issued a complaint regarding the shrubbery. Nicole and Eric from Earthworks will meet directly with the owner. The landscape committee will make the final decision prior to any changes.
- Unit 4 has several complaints, including roof leaks.
- Unit 25 has a complaint about the condition of the rear property. Nicole will work with the owner and landscaper and advise the owner of who is responsible for what.
- NE corner sections of fence to be replaced – two sections.

TREASURERS REPORT:

- Glenn reported from the August 31, 2017 Financial Statements.
- The roof repairs expense is increasing. This item will continue to be monitored.

OWNER COMMENTS:

- Bob Revou commented on the two pine trees behind him home. One of the branches fell and broke the skylight, tiles and gutter. This tree has caused damage in the past as well. Bob is requesting that this tree be removed. The branches on the roof will be removed. **MOTION** made by Glenn, seconded by to approve the removal of the pine tree. **MOTION** passed unanimously. Nicole will get a quote from Brown's Tree Service.
- Bob Revou commented that the area behind his lanai has been sodded at his cost by Earth Works. The sod has been unsuccessful. Johnnie commented that her rear sod did not do well either.
- Bob described the original asphalt tile roof installation process and how the leaks were caused. When the roofs were replaced, the tiles were changed and installed by interlocking each tile. The leaks now occurring are due to the tiles not being properly installed. The nails are visible from the attic.

UNFINISHED BUSINESS:

- **Roof Leaks / Skylights-** Lee Steward has the complete list and will continue repairing the leaks by priority.
- 3122 Post light is out
- Nicole will send the Board the previously used fence company's contact information.

NEW BUSINESS:

- **Post Hurricane Clean Up and Repairs-** The landscaping cleanup has been completed. The roof and skylight repairs have been scheduled. The fencing and light posts have also been repaired.

- **Roof Inspection-** The Board is pleased with Lee Steward. Additionally, the board has scheduled a roof inspection to be completed by Jeff Welch of Colonial Roofing.

NEXT MEETING: TBD

ADJOURNMENT: With no further business to discuss, Johnnie made a motion, seconded by Jean to adjourn the meeting at 1:52pm.

Respectively Submitted,

Nicole Banks

Nicole Banks, CAM
Sunstate Management
For the Board of Directors