

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday, December 14, 2017 at 1p.m.

**At the offices of Sunstate Association Management Services Group
5602 Marquesas Circle Suite 103, Sarasota, Florida 34233**

CONFERENCE CALL

APPROVED MINUTES

CALL TO ORDER: The meeting was called to order by Steve at 1:00pm.

QUORUM: A quorum was established with Steve, Glenn and Johnnie present. Also present was Nicole Banks of Sunstate Management. Owners present: Dean and Bonnie Planeaux and Karen Ziegler.

MINUTES: MOTION made by Glenn, seconded by Johnnie, to waive the reading of the November 13, 2017 Board Meeting Minutes and approve as edited by Steve. MOTION passed unanimously.

PRESIDENTS REPORT:

- Steve gave the report.
- The website has been updated. Steve encourages owners to access the website and provide suggestions.
- The Lockwood Ridge Fence has been repaired at minimal expense.
- Roof repairs are an ongoing expense. Karen gave a brief report (over the 17.25 years- \$38,000 roof repairs / \$14,000 skylights).
- The supply of replacement roof tiles on hand is getting low. We will need to secure an additional supply within the next 12 months.
- The Board is aware of cracked tiles on the roof. Cracked tiles alone do not cause leaks. Leaks come from damaged underlayment or gaps around nails.
- Lee Steward estimates the current roofs will last another approx. 5 years. Funding options and replacement schedules were discussed. A special assessment may be needed to fund the roof replacement. This will be an important ongoing issue for the board.
- Unit 3148 roof damage was repaired and the skylight was replaced. The pine tree to the rear of 3148 is scheduled to be removed by Brown's Tree Service.
- Reminder to owners: garage doors should be kept closed when not in use.
- Reminder to owners: trash is to be taken out after 5pm on Monday for Tuesday collection. Containers are to be removed the next day.
- Autumn Update: There will be a total of 200 rooms (consistent to original plan) and approximately 40 additional employees. The name will be changed from Autumn to Aravilla.
- Steve has a call into Mike Meehan, Sarasota County Contact regarding the pump station located on PPV property. The question is what happens with the pump station in the event of a power outage.

TREASURERS REPORT:

- Glenn reported from the November 30, 2017 Financial Statements.

LANDSCAPING COMMITTEE: See attached report.

UNFINISHED BUSINESS:

- Sod is still needed behind unit 3166 where the dirt was filled in. Steve has calls into James of Earth Works to meet and review the contract.
- Entrance Lights: the spot lights are working, but the the bases are broken and need to be replaced or repaired. A light post being installed near the speed limit sign was suggested. Bonnie also suggested obtaining estimates on adding electric to the island and to the Procter Road wall. The Board will take a closer look at the lighting issue in January.

- Unit 3138: Sundance Property will install a retaining wall in an attempt to mitigate the erosion issue. This was board approved and is scheduled.
- 3138 – lanai leak is owner’s responsibility. Nicole will let owner and Lee know right away.
- 3138- **MOTION** made by Glenn, seconded by Steve to approve Sundance Property to inspect the floor issue to determine the cause (cost not to exceed \$250).
- Sundance needs to remove the downspouts that were taken down. They are still on the ground.
- 3148- With the gutters removed, the water is coming inside the screen lanai. Sundance will be finishing the fascia and can consider flashing to direct the water out.
- Cable Contract- Dean gave a report (see attached). After discussion, it was determined that PPV will continue with the current contract as we are grandfathered under terms no longer offered for associations under 50 units. Any major change to the cable contract would require vote of all owners. A survey is needed to determine use by owners of the current service.

NEW BUSINESS:

- Letters will be sent to units 3138 and 3185 to determine if there are non-owner occupants who would be classified as tenants. If so, the appropriate forms need to be completed and approval by the board is required. This is a security/safety issue. Also, an inspection for satellite dishes is planned. Our documents prohibit satellite dishes. The process was discussed.

NEXT MEETING: Thursday, January 25th at 1pm.

ADJOURNMENT: With no further business to discuss, Steve adjourned the meeting at 2:55pm.

Respectively Submitted,

Nicole Banks

Nicole Banks, CAM
Sunstate Management
For the Board of Directors