

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday, February 26, 2018 at 1p.m.

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

DRAFT

CALL TO ORDER: The meeting was called to order by Steve at 1:02pm.

QUORUM: A quorum was established with Steve, Johnnie, Jean and Glenn via conference call. Also present was Nicole Banks of Sunstate Management. Also present were owners Karen VanDuzer, Ed and Carlyn Morris, Bob Revou and Jeanette Watling.

MINUTES: MOTION made by Glenn, seconded by Johnnie, to waive the reading of the January 2018 Board Meeting Minutes and approve as edited by Steve. MOTION passed unanimously.

PRESIDENTS REPORT:

- Steve gave the Presidents Report
- The damage- to the fence done by lady next door has been temporary fixed. Sundance will complete the repair at the lady's expense.
- 3118 rear fence needs to be repaired. Sundance bid this for \$450. MOTION made by Steve, seconded by Johnnie to approve the bid from Sundance Property LLC. MOTION passed unanimously.
- The CD was moved from BOA to Cadence for a better interest rate.
- 3166 rear sod has been installed.
- We have received and accepted a quote from Brown's to remove two trees between 3130 and 3126. MOTION made by Glenn, seconded by Johnnie to approve the tree removal in the amount of \$1,480. MOTION passed unanimously.
- MOTION made by Glenn, seconded by Jean to approve the tree removal at the owner's expense at 3126. MOTION passed unanimously.
- 3121 sale has fallen through.
- 3173 new buyer completed to application and interview process.
- No changes are planned for the intersection of Lockwood Ridge and Proctor, although Aravilla will request that the Lockwood Ridge berm be opened up.
- The pool motor is not working properly. It is likely it is clogged with leaves. Water Club is addressing.
- Roof tile prices are still needed.
- Keyless locks to the pool quotes are still needed.
- The entrance lights will be repaired after Aravilla construction is complete.
- Steve plans to get quotes for a pool heater.

TREASURERS REPORT:

- Glenn reported from the January 31, 2018 Financial Statements.

HOMEOWNERS COMMENTS:

- Bob asked if there was a quote to complete soffit area where the gutters were removed. Sundance who removed the gutters also provided a quote to repair the soffit and will be doing the repair.
- North Lockwood Ridge is difficult to enter.
- There are no plans for changes at the intersection of Proctor and Lockwood Ridge.
- There are 6 rentals of 30. This is the maximum allowed per the bylaws.
- The pump station has been updated to handle the Aravilla addition.
- The 2018 / 19 budget line items were reviewed and discussed.
- Jeannette questioned the pool cleaning line item budgeted amount.

NEW BUSINESS:

- The 2018/19 Proposed budget was reviewed. MOTION made by Jean, seconded by Steve to approve the 2018/19 budget as proposed. MOTION passed unanimously. The quarterly dues will be \$1,350.

NEXT MEETING: A tentative meeting has been scheduled for March __, 2018, if needed. Annual Membership Meeting- Monday, March 26, 2018 at 6pm.

ADJOURNMENT: With no further business to discuss, Steve adjourned the meeting at 2:05pm.

Respectively Submitted,

Nicole Banks

Nicole Banks, CAM

Sunstate Management