

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday, February 21, 2019 at 11a.m.

APPROVED

Call the meeting to order- Steve called the meeting to order at 11am.

Proof of Notice- The agenda was posted at the pool and mailed to owners 14 days in advance along with the 2019 proposed budget.

Determination of a quorum- A quorum was established with all four board members present; President, Steve Van Duzer, Vice President /Treasurer, Glenn Martin, Secretary, Jean Johnston and Director, Johnnie Powell. Also, present were owners Scott Thompson and Jeannette Watling-Mills and Nicole Banks of Sunstate Management.

Minutes- **MOTION** made by Johnnie, seconded by Glenn to approve the January 31, 2019 minutes as presented. **MOTION** passed unanimously.

Board Appointment-

- **MOTION** made by Steve, seconded by Jean to appoint Scott Thompson to the vacate seat on the Board of Directors. **MOTION** passed unanimously.

President's Report-

- Brian Rivenbark of Sunstate Management has the lead to work with an engineer to address the water drainage from the north private property. This was at the recommendation of the county storm water management department. The board noted this issue seems to have worsened in recent years.
- There has been another incident of guests without an owner present at the pool. This is not permitted. The board will send a letter to the owner.
- Guests parking on the grass continues to be an issue. The board will send a letter to the owners.
- 3144 is still for sale. The price has been reduced.
- 3177 is planning to hold an estate sale. The board has approved the request pending receipt of the date.
- Pool deck needs to be repaired. Steve contacted MBA Pavers to repair the pool deck in the amount of \$250. **MOTION** made by Steve, seconded by Glenn to approve the repair by MBA Pavers in the amount of \$250. **MOTION** passed unanimously.
- Front Light Posts- 3113 light and 3162 light are still not working correctly. The sensors need to be replaced. Owners are responsible to notify Sunstate when lights need to be repaired. Brian of Sunstate Management will contact an electrician.

Treasurers Report-

- No Report. The January 31, 2019 financials were not yet prepared by Sunstate Management.

Owner Comments- None.

Committee Report, Landscaping- No report.

Unfinished Business-

- The lights at the entrance still needs a board decision. The board will verify which light fixture to be repaired, then Brian of Sunstate Management will contact an electrician.
- The speed limit sign needs to be re-set. Steve will contact Eric at EarthWorks.

New Business-

- Review and Approval of the 2019 proposed budget – Presented by Treasurer, Glenn Martin
 - The board reviewed the draft budget.
 - The partially funded reserves were discussed.
 - Sunstate obtained a roof replacement bid for approximately \$850,000. The reserve scheduled for roof replacement was increased from \$525,000 to \$800,000.
 - Glenn questioned the paving / seal coating reserve amount of \$20,000. Sunstate will obtain a quote for reference.
 - There are approximately 100 sky lights to be replaced. Glenn said the sky lights cost approximately \$600 each. The cost of the sky lights replacements is charged to the roof reserve as needed.
 - **MOTION** made by Jean, seconded by Scott to approve the 2019/20 proposed budget with the quarterly dues at \$1,375. MOTION passed unanimously.
 - Cable bulk contract was discussed.
 - The exterior pest control will be completed soon.

Next Meeting Date- Annual Membership Meeting will be held on Monday, March 18, 2019 at 6pm at Aravilla.

Adjournment- With no further business to discuss, Steve adjourned the meeting at 12:40pm.

Respectively Submitted,

Nicole Banks, CAM
For the Board of Directors