

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday April 10th, 2019 at 10 a.m.

Approved

Call the meeting to order- Steve called the meeting to order at 10 am.

Proof of Notice- The agenda was posted at the pool and mailed to owners

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 Directors, Scott Thompson and Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management. Karen Van Duzer and Jeanette are present.

Minutes- MOTION made by Scott seconded by Johnnie to approve the February 21, 2019 minutes as presented. MOTION passed unanimously.

Minutes- MOTION made by Johnnie, seconded by Scott to approve the March 12, 2019 Organizational minutes as presented. MOTION passed unanimously.

President's Report-

- Steve reported that there is a new dog at 3236. The Board has been notified. The dog will be there for ten days.
- 3144 was sold and closed. The owner still needs to be interviewed. Scott will conduct the interview.
- Brian stated that the sale at 3177 has possibly fell through due to rodents found in the attic. Brian has called Good News to inspect.
- The roof at 3109 has a major leak. Steve stated that he met with Lee steward and Lee stated that it looks like a long-term leak. Glen and Steve believe that the damage caused by the leak should be the homeowner resp due to negligence.
- Steve reported that the entrance light on the right side needs to be repaired and cap off the light on the left of the entrance in the middle of the grass.
- The light posts at 3139 and 3121 are out. Steve will inspect to see if it is just a bulb.
- The bathroom doors at the pool are not being closed. Residents need to be notified to make sure the doors are closed.
- Steve stated that the Annual meeting went well. The Association will send a donation to Arevilla for the use of their facility.
- The Annual pest control inspection will be scheduled in April. Good News will be contacting Brian to give him the date of the inspection.

Treasurers Report-

- No Report. The March 31, 2019 financials were not yet prepared by Sunstate Management.
- The signature cards have been sent back for the Cd's

Owner Comments- None.

Committee Report, Landscaping-

- Karen reported that the tree trimmers were out last week and did a good job. Karen gave Brian the invoice. The invoice will be paid on the check run on the 15th.

- Browns tree service will be coming the third week in April to trim the palms and a few Oak trees. A date for this has not been confirmed.
- The Landscape Committee should stay within budget for 2019.

Unfinished Business-

- Jean stated that the speed limit sign needs to be repaired. Steve will contact Earthworks to repair the sign.

New Business-

- Johnnie asked if the Association can lower the percentage of the rentals permitted in PPV. The Board discussed reducing the percentage from 20% to 10% in the Declarations. Brian suggested adding a restriction, so the buyer will have to reside in the home for one year before they can rent the unit out. The Board and management will review and research the option of the change for the rental restrictions.
- Steve stated that he has not seen any water draining at the north end of the property. Brian reported that he contacted Stirling & Wilbur regarding the sewage drainage plans that were given to them years ago. Stirling and Wilbur stated that they do not have the plans. Discussion was had regarding the water drainage.
- Scott stated that he will be purchasing a bench for the lake on the common area and requested the “no Fishing” sign moved. The Board agreed that Scott can proceed with the bench

Next Meeting Date- The next meeting is scheduled for May 9th at 1PM

Adjournment- With no further business to discuss, Steve adjourned the meeting at 11:40pm.

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors