

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday May 9th, 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 Five 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 Johnnie seconded by Glen to approve the April 10th, 2019 minutes with corrections. MOTION passed unanimously.

President's Report-

- Steve reported that there is fence repair needed along Lockwood Ridge. Brian will contact Jeff Garahan to repair. Steve reported that Jeff Garahan left a mess the wall at 3162 on the last gutter cleaning. The Board recommended changing the vendor for the gutter cleaning.
- The county pool inspection report noted three violations that Waterclub was notified on.
- The speed limit sign was re-installed. The entrance light was also repaired. The benches were place by the pond by Scott Thompson.

Treasurers Report-

- As attached to these corporate documents Glen read from the April financials
- Discussion was regarding the county sanitation for the sewer at Aravilla. Scott stated he will call the Manager
- Steve noted a \$558 charge for street cleaning. Brian stated that this has been voided and will follow up with accounting.
- There is one homeowner who has not paid for the second quarter. A late notice and \$25 late fee have been included. A follow up phone call will be placed.

Owner Comments-

- Glenn requested that the gutter at 3148 over the lanai will need to be re installed to the building. Brief discussion was had regarding the gutters.

Committee Report, Landscaping-

- Karen Van Duzer reported that the fencing around the pump station should be cleaned.
- The privacy fences were evaluated. There are three fences that are dirty. Earth works will provide a price to clean and Brian will contact owners and inform them of the price.
- The canary date palms around the community pool will be getting an injection to improve their health. The cost will be \$556.00 for all three. The Company that provided the quote is Green Edge.
- A **MOTION** was made by Scott and seconded by Glenn to approve the cost of the injections for the Canary Date Palms. **MOTION passed unanimously.**

Unfinished Business-

- The Application for 3177 was approved by the Board.

New Business-

- Pest treatment update: Brian reported that there were 11 homes that were not entered. Call backs will be made to complete the inspection
- Roof Leaks: Brian reported there were four different roof leaks reported. Brief discussion was had regarding the roofs and the repairs.

Next Meeting Date- The next meeting is scheduled for TBD

Adjournment- With no further business to discuss, Steve adjourned the meeting at 11:00am.

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors