

# **PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

Thursday January 23, 2020 at 1PM.

**Approved**

**Call the meeting to order-** Steve called the meeting to order at 1PM.

**Proof of Notice-** The agenda was posted at the pool and posted on the website.

**Determination of a quorum-** A quorum was established with all Five board members present; President, Steve Van Duzer, Vice President /Treasurer, Glenn Martin Via telephone, Secretary, Jean Johnston and Directors, Scott Thompson and Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management.

**Minutes- MOTION** made by Johnnie seconded by Scott to approve the December 12<sup>th</sup>,2019 minutes with corrections. **MOTION passed unanimously.**

### **President's Report-**

- Steve reported that he met with Grant Bealt of Greenedge technologies who is a specialist for the palms. Grant suggested to discontinue the fertilizing of the grass at the pool area. The palm fronds should not be cut too soon. The palm trimmers should use clean and sharp tools.
- Steve stated that the insurance is to renew soon. He would like to meet with Atlas to discuss the proposals.
- 3117 has submitted a lease application and the background check is in progress.
- Brian will follow up with Eric from earthworks regarding the wet areas between the units.
- Steve mentioned that there are two trees that overhang the road that will need to be trimmed back.
- Steve stated that the 3144 gutters will need to be put back up. They were previously taken down prior to the new owners moving in.

### **Treasurers Report-**

- Glenn read from the December Financials 2019 as attached to these corporate documents.
- The budget is currently under budget. Steve stated that the \$2375 expense from Lee Steward will need to be re-allocated from reserves to operating.
- Steve stated that the pool technician looked at the autofill regarding the pool level issues.

### **Owner Comments-**

- **None**

### **Committee Report, Landscaping-**

- **None**

### **Unfinished Business-**

- 3117 Unapproved occupants. Brian stated that the background check is in progress. The Board will review the application as soon as the background check comes back.
- Re-roof project: Brian stated that he has received a quote from Karins Engineering to scope the work, bid out the project and oversee the project. Glen stated that the quote seemed expensive. Glen asked Brian to solicit another quote. Steve stated that the roofing project will be a subject at the annual meeting. Brief discussion followed regarding the roof project.

**New Business-**

- Annual meeting: Brian stated the 1<sup>st</sup> notice for the annual meeting was mailed. The date of the meeting is March 23<sup>rd</sup> at 7PM. The room at Aravilla has been reserved.
- Steve stated that he received an email invitation for the Board certification course.
- The Board discussed the roof project and how it can be addressed to the membership. Steve stated that the timeline and expectations should be managed properly with proper communication. Discussion was had regarding the communication about the roof to the residents.

**Next Meeting Date-** The next meeting is scheduled for February 27<sup>th</sup> at 1PM

**Adjournment-** With no further business to discuss, the meeting was adjourned at 2:16PM

Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors