

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday February 27, 2020 at 1PM.

Approved

Call the meeting to order- Steve Van Duzer 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. Resident Sany Fishman was in attendance.

A **Motion** was made by Johnnie and seconded by Jean to amend the agenda, to move the treasurers report before the Presidents report. **MOTION passed unanimously.**

Minutes- **MOTION** made by Scott seconded by Johnnie to approve the January 23rd ,2020 minutes with corrections. **MOTION passed unanimously.**

Treasurers Report-

- As attached to these corporate documents Glenn Read from the January 2020 Financials.
- Discussion was had regarding the re-class for the roof repair from Lee Steward.
- All residents are current for the 1st quarter.
- Glenn reported on the 20-21 proposed budget. Glenn stated that the landscape vendor is not servicing the property properly and feels the Association is not getting the service for the expense that is paid. Steve stated that the Association should solicit for landscape proposals for the landscape contract. Glenn stated that the cable line item is at \$14,000 per year and Glenn proposed removing the cable contract from the budget and have the resident's contract for their own cable as a unit owner. Glenn asked the Board if canceling Comcast is an option. Scott stated that many people are going with internet streaming and is in favor of canceling Comcast. Brian stated that polling the residents regarding the comcast termination is a good idea.
- At 1:48 Glenn left the meeting.
- Brian will solicit four landscape bids.

Presidents Report-

- Steve stated the annual meeting is on March 23rd
- Steve asked if the background check came back from 3117. Brian stated that the background check came back clean.
- Steve stated that he was not happy with the way the insurance renewal was handled. The short notice of the \$3000 increase was unacceptable. Brian will set up a meeting with Atlas in April.
- Resident Sandy Fishman stated she is unhappy with the landscaping behind her unit. They don't spend enough time at her unit. There are a lot of pine needles and leaves from the schefflera tree. Karen suggested that Ms. Fishman communicate to the Landscape Committee what she wants the landscaper to do around the unit. Brian will contact Earthworks to follow up at Ms. Fishman's home.
- Brian stated the gutters were replaced at 3144
- Steve asked if the wind mitigation was sent to the owner at 3144 Brian stated that the wind mitigation was sent to the owner. Brief discussion was had regarding the wind mitigation.

- Steve asked if Good News has sent in the new contract. Brian stated he has not received the contract. The Board asked if Brian can get other quotes.

Owner Comments-

- None

Committee Report, Landscaping-

- None

Unfinished Business-

- Re-roof project: Reported earlier

New Business-

- 3144 ARC requests: The owner requested to have a pine tree removed in the middle of the yard and the end of the deck. The Board agreed to have the pine tree removed. The other requests are to have the maple tree cut down that is 80% dead and to repair the erosion problem in the backyard. The Board agreed to have the Maple tree removed. The Board would like to assess the erosion after the trees are removed.
- A **MOTION** was made by Scott and seconded by Johnnie to have the Maple tree at Association cost at \$200 and the Pine tree removed by the owner at the owner's expense as well as the stump grinding. **MOTION passed unanimously.**

Next Meeting Date- The next meeting is scheduled for March 16th 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