

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

## **BOARD OF DIRECTORS MEETING**

Tuesday September 29, 2020 at 1PM.

**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. Via Zoom video conference. Helen Hathaway and Bob Rivoux were present as well.

**Minutes-** **MOTION** made by Scott seconded by Glenn to approve the June 16<sup>th</sup> 2020 Organizational meeting minutes, with corrections. **MOTION passed unanimously.**

### **Treasurers Report-**

- As attached to these corporate documents Glenn Read from the August 2020 Financials. The roof repair is over budget.

### **Presidents Report-**

- Steve stated there has been a significantly higher roof repairs then in priors' years. This will need to be dealt with sooner than later. One of the residents had an issue with a person knocking on the door late at night. There is also a significant amount of flooding at the end of the road at 3101. The vast majority seems to be coming from the property to the North of Park Place Villas. Steve asked Brian what the gutter issue is at 3185, Brian explained that there is flooding in the side yard and the backyard that may stem from the gutters overflowing. Brief discussion followed. Steve stated that the insurance may go up in the amount of \$5500 for 2021. The resident spreadsheet will need to be updated. Brian stated that the lamppost at 3145 will need to be replaced. The Board agreed to replace the post.

### **Owner Comments-**

- None

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

- None

### **Unfinished Business-**

- Re-roof project: Scott reported that all of the information has been given to the inspectors for the insurance claim. There is a two-month period to review the case. There should be a preliminary answer to the claim in October. If the claim is turned down the Board should be prepared to move forward with the roofs.

### **New Business-**

- 3193 ARC requests: The owner requested to have a new screened Lanai. Scott stated that the owner will need a building permit. Steve stated that there are other units that have extended lanais. Lengthy discussion was had regarding the screened lanai at 3193

- The discussion regarding the Lanai application was tabled until Brian can direct the resident to acquire a survey and a permit from the county.

**Next Meeting Date-** The next meeting is scheduled for at November 12<sup>th</sup> at 3PM

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

Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors