

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS BUDGET MEETING

Thursday February 25, 2021 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 four board members present: President, Steve Van Duzer, Vice President /Treasurer, Glenn Martin, and Directors, Scott Thompson and Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management. Via Zoom video conference. Secretary, Jean Johnston was absent

Owners present: Jeannette Watling Mills, Mary Zahner, Lori Annun, Joyce Nies and Bob Revou

Minutes- MOTION made by Scott seconded by Glenn to approve the January 28th, 2021 meeting minutes, with corrections. **MOTION passed unanimously.**

Presidents Report-

- Steve stated that all are very saddened of the passing of Jean Johnston and she will be surely missed.
- The Board has received several bids for the replacement of the privacy fencing. The cost to replace these fencing is much more than anticipated so the Association will not move forward with the project. Oner asked if the unit owner can have the fence replaced at their cost. Glenn stated that as long as the owner completes an ARC form they can install a new fence. The Board agreed to do some maintenance on the fences to replace some boards. If the owner wants to replace the fence they must submit an ARC form.
- Steve stated there is no report on the roofs.
- Brian stated he has contacted Waste Management several times and has not received a return call. Steve stated that the trucks seem to be more careful since the 1st call.
- The annual pest control inspection will be scheduled in early April.

Treasurers Report-

- As attached to these corporate documents Glenn Read from the January 2021 Financials.

Owner Comments-

- Glenn asked if the bylaws or Rules and regulations were to be changed does it require a Board vote. Brian explained how the declarations are amended.

Committee Report, Landscaping-

- Karen reported that the Committee has spent \$1100 of the \$2000 budget for landscaping so far this year. There will be other expenses remaining that will bring the total to around \$1500 at the end of the fiscal year.

Unfinished Business-

- None

New Business-

- **2021-2022 Budget discussion and approval:** Glenn presented the proposed annual budget for 2021 – 2022. There was a slight increase in the operating budget. Depending on the roof insurance claim we may have to look at a special assessment in the coming future. Discussion was had regarding a special assessment for a new roof and how it will affect the quarterly dues. Steve stated that approximately 75% of the budget is fixed and there is not much room for adjustments. Lengthy discussion followed regarding the roof leaks and repairs. Scott asked

about the paving line item in reserves. Glenn stated that this line item is being funded at the 100% rate due to the life span of the roads.

- **A MOTION** was made by Scott and seconded by Steve to approve the 2021 – 2022 Budget as presented at \$1450 per quarter. **Motion passed 3-1 with Johnnie voting no.**

Next Meeting Date- The next meeting is scheduled for at March 22nd 6PM (Annual meeting)

Adjournment- With no further business to discuss, the meeting was adjourned at 5:04PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors