

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

## **BOARD OF DIRECTORS MEETING**

Thursday October 28 , 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 Five board members present: President, Steve Van Duzer, Treasurer Glenn Martin, Secretary Jeannette Watling Mills, Director Scott Thompson and Director Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management. Via Zoom video conference

Owners present: Cindy Armstrong, Karen Ziegler & Jerry & Jane Lelle

**Minutes- MOTION** made by Scott seconded by Johnnie to approve the September 23<sup>rd</sup> , 2021, Board meeting minutes with corrections. **MOTION passed unanimously.**

### **Presidents Report-**

- No Report

### **Treasurers Report-**

- As attached to these corporate documents Glenn Read from the September 2021 Financials. Discussion was had regarding the roof repair costs.

### **Owner Comments-**

- Cindy Armstrong asked why the roof cleaning is on the roof. This will be discussed later in the agenda.
- Glenn stated that there are some lights out on the property. Steve said he will be down on the 10<sup>th</sup> and look at replacing the bulbs if needed. Brief discussion was had regarding the lamp posts.
- Glenn also stated that the light at the front entrance can glare into cars as they drive out of the community. The light will need to be adjusted up.
- Karen stated that she agrees with Cindy on the roof cleaning, but she has received several calls regarding the dirty roofs.

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

- No Report

### **Social Committee:**

- Jeannette reported that there is the annual potluck on October 31<sup>st</sup>

### **Unfinished Business-**

- **Discussion regarding coverage on roofs:** Steve reported that he asked the Attorney if the Association should clean the roofs. The Attorney stated that the Association should not clean the roofs prior to the hearing. The magistrate will decide what to do with the information on the Engineering appraisal. Scott stated there could be a chance to get all or some of the claim approved. There should be an opportunity moving forward with the appraisal method or if that gets denied then there may not be a decision on moving forward on a lawsuit against the insurance company.

### **New Business-**

- **Discussion on roof pressure washing quotes:** This was tabled until further notice.

Jeannette asked if the meeting time can be adjusted. Brian stated he will check his schedule to adjust the meeting times

**Next Meeting Date-** The next meeting is scheduled November 18<sup>th</sup> 1PM

**Adjournment-** With no further business to discuss, the meeting was adjourned at 1:46 PM

Respectively Submitted,

Brian Rivenbark, CAM  
For the Board of Directors