

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday December 2nd , 2021 at 10AM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 10AM.

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: Annette Breazeale, Georgie Maher, Lori Annum, Joyce Nies, Tracey Haehle and Karen Ziegler.

Minutes- MOTION made by Scott seconded by Glenn to approve the October 28th , 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 October 2021 Financials. The financial are on the website. Financials look good

Owner Comments-

- Georgie commented that the pest control has not contacted her back. Brian will follow up with PCS to schedule the appointment. The privacy board fence needs to be replaced. Georgie also mentioned that she had a roof leak as well.

Committee Report, Landscaping-

- No Report

Social Committee:

- Jeannette reported that the annual potluck was held on October 31st there were quite a few people who showed up.

Unfinished Business-

- **Discussion regarding coverage on roofs:** Steve reported that the Association has received a settlement offer from the insurance company of \$250,000. This is a limited time offer that expires on 12-5. If the offer is accepted, then the Assoc. would net \$150,000 to \$ 175,000 after attorney fees and other expenses. There is a fee if we don't use the roofer who started the claim. The Attorney would like authorization from the Board to negotiate with the insurance company. Scott stated that if the offer is rejected then at the end if the Assoc. does not win at least 75% then Florida law states that the Assoc. will have to reimburse the insurance company for all their legal fees. Scott suggested settling with the offer presented by the insurance company. Scott also suggested using CMR Roofing to replace the roofs. CMR can schedule the roof replacement in three month and warranty the roofs for 30 years. Jeannette stated that she is in favor of accepting the offer from the insurance company. Discussion was had regarding the roof replacement.

A MOTION was made by Scott and seconded by Glenn to accept the offer of \$250,000 settlement for the roof replacement claim from the insurance company. **MOTION passed unanimously.**

The Board did agree to allow the Attorney to further negotiate prior to the deadline date of December 4th. Scott said he talked to CMR and the roofing company still wants to get the contract for the roof replacement and are willing to revise the roof replacement competitively. It could be approximately \$40,000 to \$50,000 to get out of any contract with CMR. The CMR quote would be in the range of \$1,250,000 to \$1,400,000 to complete the roof. The Board agreed to negotiate the cost with CMR. Discussion followed regarding different types of roofs, other quotes, special assessment, and option of getting a bank loan.

New Business-

- 3101 Recreational Vehicle: Brian stated he called the owner and has not received a call back so he will be sending out a letter
- Scott stated that he will be assembling the community bench today
- Jeannete stated that the insurance appraisal should be done in December. Brian stated that it should be sent in December as it is an auto update.
- The Board agreed to have Brian get quotes from roofing companies for the roof replacement. The Board also agreed to use an engineering firm to scope out the work for the replacement.

Next Meeting Date- The next meeting is scheduled for January 6th 2022 at 1PM

Adjournment- With no further business to discuss, the meeting was adjourned at 11:10AM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors