

PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Thursday February 10th 2022 at 4PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 4 PM.

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 and Lynn Priest of Sunstate Management via Zoom video conference.

Owners present: Karen Ziegler, Teresa Mock, Tracy Haehle, Mary Zahner, Lori Annum, Bob Revo, Georgie Maher and Annette Breazeale

Minutes- MOTION made by Johnnie seconded by Scott to approve the January 6th 2022 and the January 17th 2022 Board meeting minutes. **MOTION passed unanimously.**

Presidents Report-

- Steve reported that the Association needs the information of any person who is living in the community. This is a restriction that must be adhered to. Owners are to park in their driveways and not in the street. Garage doors are to be kept closed unless being used. All landscape changes are to be submitted in an Architectural form. The curb around the pool and the pool cabana roof will be pressure washed.

Treasurers Report-

- As attached to these corporate documents Glenn Read from the January 2022 Financials. The financial are on the website. The 2022 2023 budget has been drafted. This is the operating budget and does not have any connection with the roof assessment. Glenn stated there is a proposed \$50 per quarter increase in the budget.

Owner Comments

- Teresa Mock asked why the insurance increased. Brian stated that the increases are across the board for Condo Associations.
- Tracy Haehle asked who the new landscaper is. Steve stated it is FLC and that and an eblast went out.
- Annette stated that all the leaves were blown into the grass. Karen reported that the new landscaper is addressing the backs of the units to address the leaves. Discussion was had regarding the website and the guest policy.

Committee Report, Landscaping-

- Karen Ziegler reported.

Social Committee:

- Jeannette reported. Jeannette is working on getting an event together

Unfinished Business-

- **Discussion regarding coverage on roofs:** Steve reported that Brian and Steve met with the engineer. Once the report and scope of work is finalized it will be sent to the Board and then will be put out to bid. Steve reported that there are some small issues with the insurance settlement and the Association has contacted the Association Attorney.

New Business-

- **3101 ARC request for new Patio Deck:** Steve reported that there have been discouraging reports at 3101 who have been disregarding prior requests regarding restriction violation. The Board discussed the violations. The Board tabled the approval of the ARC request until the violations are corrected

- **3126 ARC request for Pine Tree Removal**
- **A MOTION** was made by Scott and seconded by Johnnie to approve the pine tree removal at 3126 Lake Park Ln.
MOTION passed unanimously
- **New Landscaper FCL:** reported under owner comments.
- The location for the annual meeting was discussed

Next Meeting Date- The next meeting is scheduled for March 10th at 3:00 PM (Budget Meeting)

Adjournment- With no further business to discuss, the meeting was adjourned at 4:58PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors