

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

Thursday March 10, 2022 at 3PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 3 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, Trudy Cook, Teresa Mock, Tracy Haehle, Cyndi Flanagan, Bob Revou and Georgie Maher

Minutes- MOTION made by Jeannette seconded by Johnnie to approve the February 10th, 2022, Board meeting minutes. **MOTION passed unanimously.**

Presidents Report-

- Steve reported that the annual meeting is scheduled for March 21st at 6PM.
- There was a pre-bid meeting with the roofing contractors. There were 6 bidders solicited and the bids are due on March 26th the bids will include the timeline for the project. One of the roofers stated that the flat tiles are the most popular style of tile.

Treasurers Report-

- No Report

Owner Comments

- Georgie stated that she received a notice from a company to clean a dryer vent.
- Owner stated that the privacy fence at 3117 has not been repaired completely. Brian will take a look at the fence.

Committee Report, Landscaping-

- Karen Ziegler stated that there were some crotons at the front entrance. The area by the pump area was cleaned up there will be additional landscaping installed by the pump station. There are old legustrums that will be replaced gradually. The strips between some of the driveways will be replaced with low maintenance plants. Karen also asked for more volunteers. Bob DeRocheres (villa 3193) has joined the landscape committee. The annual trimming of palms will be done on March 25th. Karen asked for new ideas regarding landscaping from the residents.

Social Committee:

- Jeannette reported there is a happy hour on March 19th to celebrate the Christina's birthday and farewell to Sandy. It will be appetizers and BYOB.

Unfinished Business-

- none

New Business-

- **Discussion and vote for the 2022 – 2023 Proposed budget:** Glenn presented the 2022-2023 proposed budget. The proposed budget is at \$1500 per quarter. There was an insurance increase that contributed to the increase. Discussion followed regarding the proposed budget. Roof replacement and insurance were discussed.

- **A MOTION** was made by Scott and seconded by Johnnie to approve the 22-23 proposed budget as presented at \$1500 per quarter. **MOTION passed unanimously.**
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- Glenn initiated a discussion concerning a proposed change to the pet policy. The proposed change would allow 2 pets instead of one (i.e. 2 dogs, 2 cats, or 1 dog or 1 cat) plus increase the weight limit for dogs from 25 to 35 lbs. Also no Pit Bulls and Rottweilers, including Pit Bull and Rottweiler mixed breeds would not be permitted. Guests or renters not allowed a pet without Board approval. Consensus view from discussion only one dog should be allowed, possibly two indoor cats, and possible increase to dog weight to 35. Agreement to Pit Bull and Rottweiler and guest/renter restrictions.
- Discussion followed regarding formation of a document amendment committee to review pet policy and other changes and/or updates to our condo documents.

Next Meeting Date- The next meeting is scheduled for March 21st at 6:00 PM (Annual Meeting)

Adjournment- With no further business to discuss, the meeting was adjourned at 4:04PM

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors